

269a Brantingham Road, Chorlton, Manchester, M21 0DZ



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £425,000

3 2 1 C


\*\*\*VIDEO TOUR AVIALABLE\*\*\* An attractive and beautifully presented, THREE BEDROOM, semi detached property. Situated on this highly popular residential road off Manchester Road, here in Chorlton. Within a short walk from the Metrolink station at Morrisons, providing easy access to the City Centre, Media City, Manchester Airport and strolling distance to the centre of Chorlton with all of its amenities and independent shops, cafes and restaurants. In brief the accommodation consist of an entrance hall with W.C. A good-sized lounge to the front aspect, leading through to the fitted kitchen/ diner which has access out into the rear enclosed SOUTH FACING garden via double patio doors. To the first floor the landing reveals three good sized bedrooms, the master benefitting from an en-suite shower room. A white three-piece bathroom completes this delightful home. The property benefits from gas fired central heating, a driveway providing off road parking, a MVHR air filter system, a rear enclosed south facing garden and an alarm system.







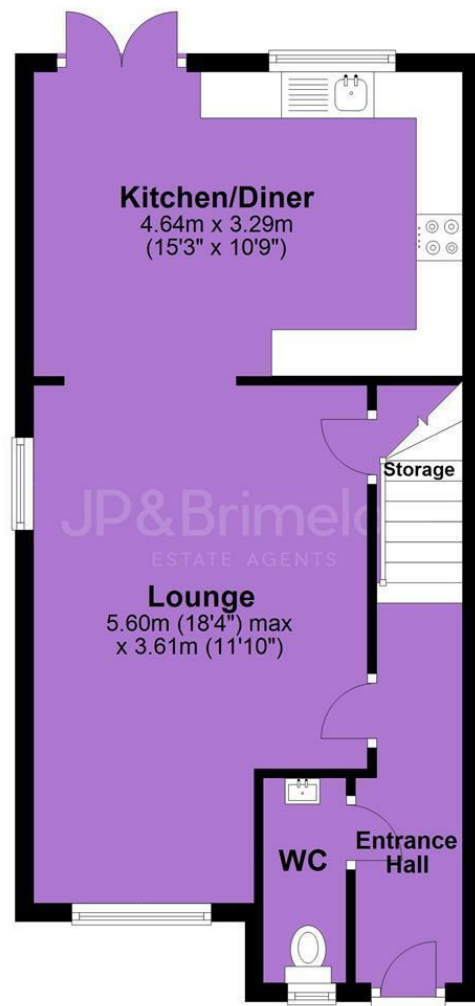
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

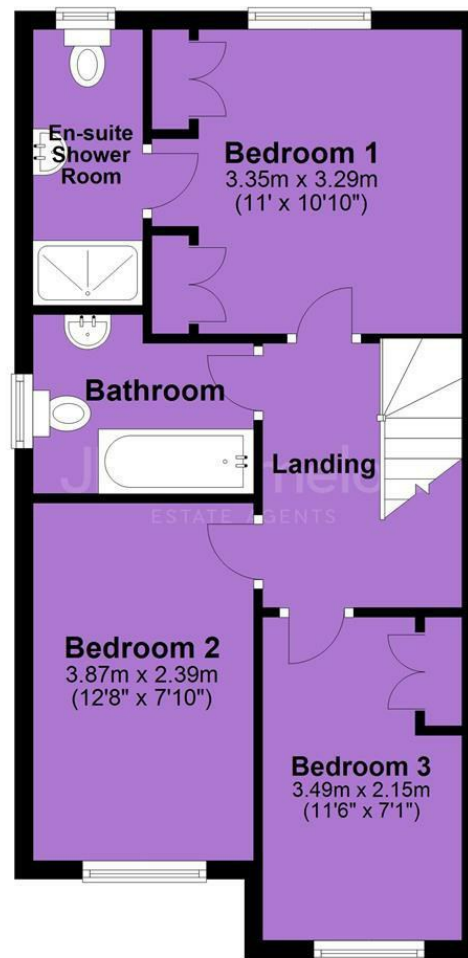


Tenure: **Leasehold** Council Tax Band: **C**

## Ground Floor



## First Floor



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