

1 Beech Hurst Close, Whalley Range, Manchester, M16 8EP



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £280,000

2 1 2 D

VIDEO TOUR AVAILABLE A delightful and deceptively spacious, TWO DOUBLE BEDROOM, end-terrace mews with off road car parking. Situated within this attractive purpose-built development on a quiet and leafy private cul-de-sac off College Road. Within walking distance of the Firwood Metrolink station on Ryebank Road and other transport links on Upper Chorlton Road giving direct access to the city centre and motorways. Alexandra Park is less a short distance away and there is a good choice of local primary and secondary schools nearby. In brief, the property consists of a welcoming entrance hall, a stylishly presented and well-proportioned lounge/ dining which has views and access out into the rear garden, and a modern fully fitted kitchen completing this floor. Stairs leading to the first-floor landing reveal a good-sized principal bedroom benefitting from built in wardrobes, an additional bedroom with useful storage cupboard, and a white contemporary three-piece bathroom suite completing this fantastic property. Other benefits include central heating which is provided by a heat pump, off-road parking, a rear enclosed garden, a home office/studio, and solar panels.





EPC Chart

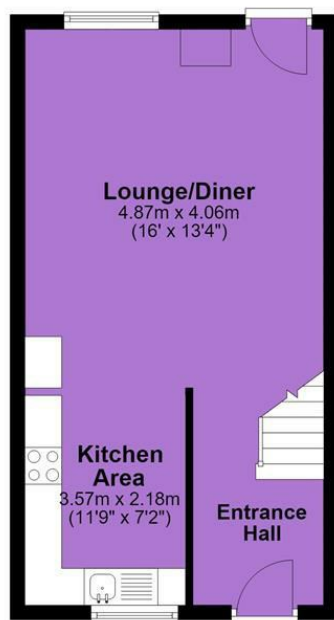
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



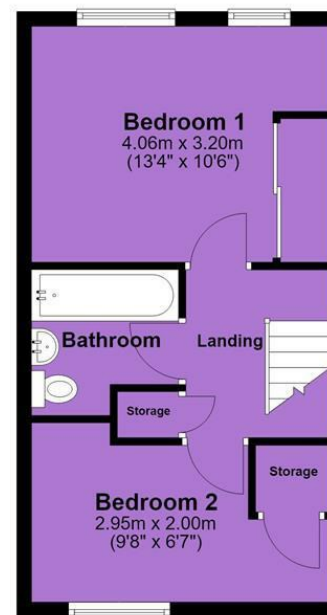
Tenure: **Freehold** Council Tax Band: **B**



Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowstateagents

@jpandbrimelow