

84 Newport Road, Chorlton, Manchester, M21 9WN





3 1 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive & well-kept, THREE BEDROOM, semi-detached property. This period, bay fronted home is located on a highly popular tree lined road off Oswald Road in Chorlton.

Ideally positioned within walking distance of central Chorlton, excellent local primary schools, and a variety of independent cafes, restaurants, and shops on Manchester Road. The nearby Metrolink station on Wilbraham Road provides direct access to the City Centre and Media City.

In brief the well-planned accommodation consist of; An entrance hall with a useful under stairs storage cupboard, a good sized lounge to the front aspect complete with a bay window, a dining room which is currently being used as a bedrooms, and a spacious fitted kitchen with vies and access out into the rear garden.

Stairs leading to the first-floor landing reveal two good sized double bedrooms, an additional bedroom, and white four-piece bathroom suite.

The property benefits from gas fired central heating, high ceilings, stripped and varnished floor boards, picture rails, and a rear enclosed garden.

£450,000





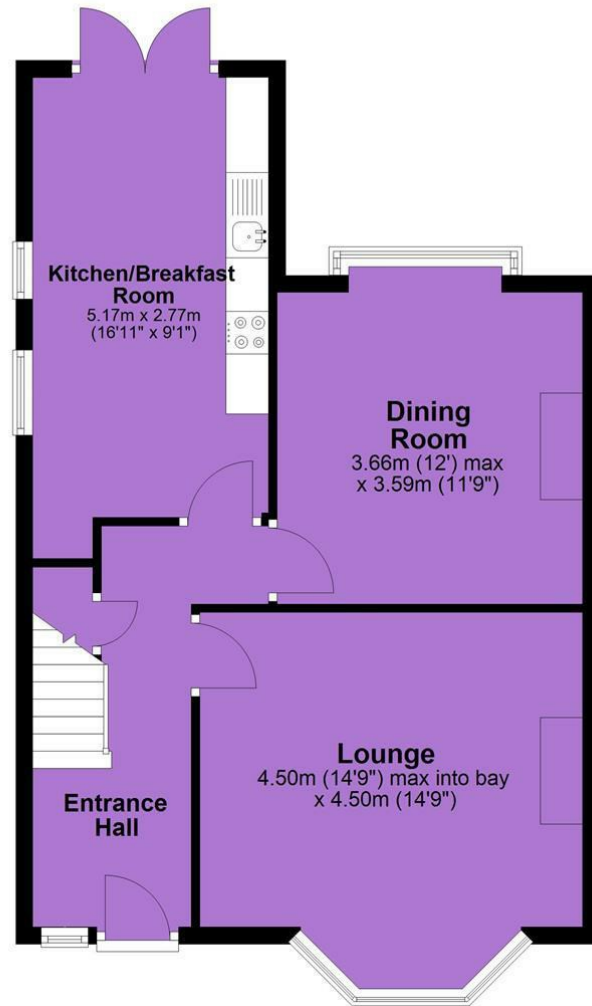
## EPC Chart

| Energy Efficiency Rating                                                            |         |           |
|-------------------------------------------------------------------------------------|---------|-----------|
|                                                                                     | Current | Potential |
| Very energy efficient - lower running costs                                         |         |           |
| (92 plus) A                                                                         |         | 85        |
| (81-91) B                                                                           |         |           |
| (69-80) C                                                                           |         |           |
| (55-68) D                                                                           | 61      |           |
| (39-54) E                                                                           |         |           |
| (21-38) F                                                                           |         |           |
| (1-20) G                                                                            |         |           |
| Not energy efficient - higher running costs                                         |         |           |
| England & Wales                                                                     |         |           |
| EU Directive 2002/91/EC                                                             |         |           |
|  |         |           |

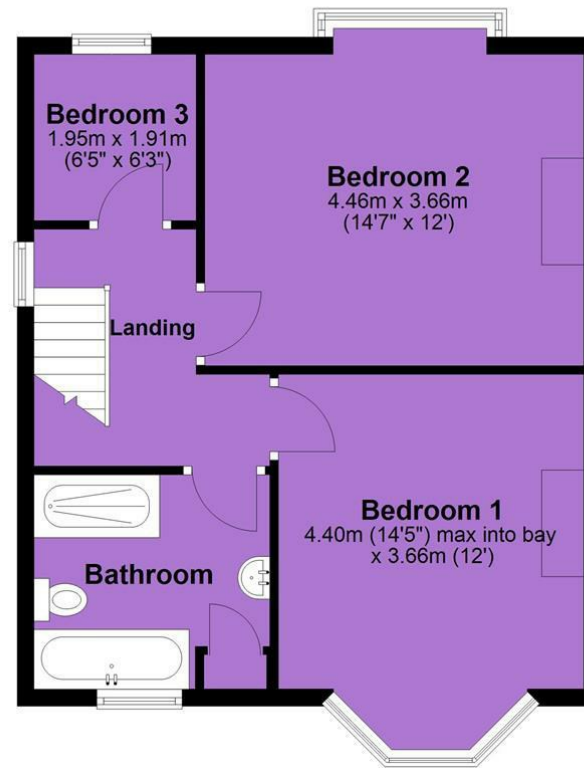


Tenure: Freehold Council Tax Band: C

## 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



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