

14 Lynwood Avenue, Whalley Range, Manchester, M16 8JZ



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £315,000




****VIDEO TOUR AVAILABLE**** A beautifully presented and spacious THREE BEDROOM, period bay-fronted mid-terrace home, ideally located on a sought-after cul-de-sac just off Clarendon Road in Whalley Range. Nearby to the centre of Chorlton, Whalley Range amenities at the top of the road and the Metrolink Station on Wilbraham Road which gives you direct access into Manchester City Centre, Media City, and to Manchester International Airport. The thoughtfully designed accommodation includes: a porch, entrance hall, a lounge featuring a bay window overlooking the front aspect, a dining room with views over the enclosed rear courtyard, and a fitted kitchen on the ground floor with direct access to the courtyard-style rear garden. On the first floor, a landing provides access to two generously sized double bedrooms, a third bedroom, and a three-piece family bathroom. The property benefits from stained lounge windows and is warmed by gas fired central heating, This period property features a rear enclosed courtyard style garden. Internal inspection is highly recommended.





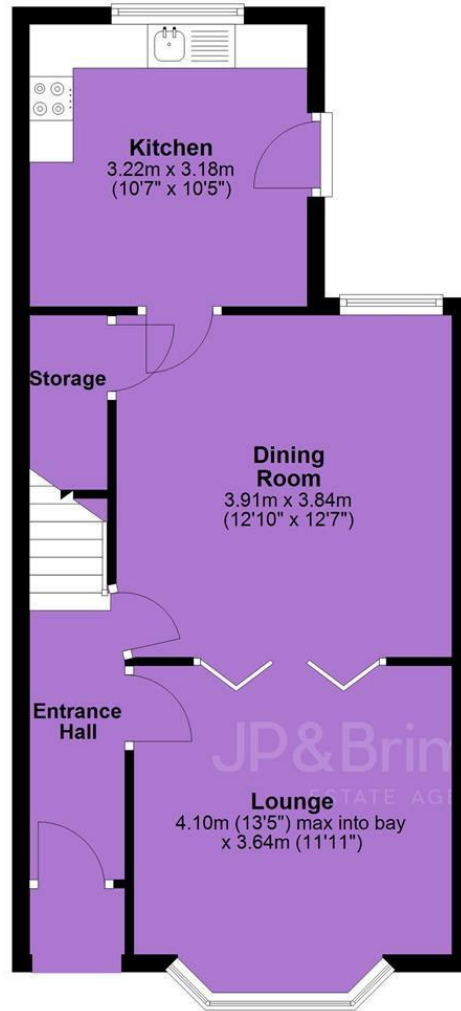
EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Freehold** Council Tax Band: **A**

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 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