

8 Thorneycroft Avenue, Chorlton, Manchester, M21 7HT



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £345,000

 3  1  2  D

VIDEO TOUR AVAILABLE An extended and beautifully presented, THREE BEDROOM, traditional, mid terrace property. The property is located on a popular residential road off Darley Avenue, in Chorlton. Ideally positioned near Chorlton Water Park, Chorlton Park, and Chorlton Golf Club, this property offers convenient access to transport links, including the Metrolink and bus routes on Barlow Moor Road, providing easy connections to Manchester City Centre and Manchester International Airport. The location is perfect for enjoying the amenities of both West Didsbury and Chorlton, as well as being close to local primary schools, parks, and the motorway network. In brief the property consists of; an entrance hall, a stylishly presented front facing lounge, a dining area, a useful utility room/W.C, and a modern fully fitted kitchen with views and access out into the rear enclosed garden. Stairs leading to the first-floor landing reveal two good sized double bedrooms, an addition bedroom, and a white three-piece bathroom suite completing this immaculately presented property. The property benefits from Gas fired central heating, a front enclosed garden and a large rear enclosed garden.





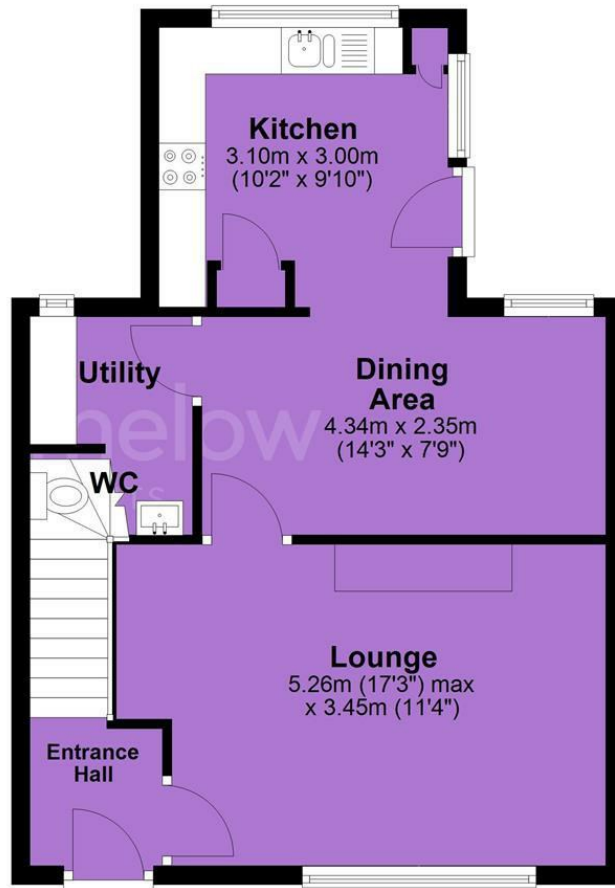
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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: **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 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.

jpandbrimelowestateagents

@jpandbrimelow