

178 Broadfield Road, Moss Side, Manchester, M14 7JJ



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £250,000

3 2 2 D

VIDEO TOUR AVAILABLE This spacious THREE BEDROOM mid-terrace period property is situated on Broadfield Road in Moss Side. Conveniently located for the local shops and amenities along Claremont Road. The property is ideally positioned for access to Manchester city centre, with regular bus services nearby, while the University of Manchester and Manchester Royal Infirmary are also within easy reach. Alexandra Park is close by, offering a well-established green space. To the ground floor, the accommodation opens to an entrance hall leading through to a generous lounge with a bay window to the front. The ground floor is completed by a dining area and fully fitted kitchen, to the rear. The first floor provides two double bedrooms, the front bedroom has access to a three-piece en-suite shower room. Paddle-stairs lead to the second floor, offering an additional bedroom. Further features of this home include gas-fired central heating, plentiful storage and both front and rear enclosed courtyards. Early viewing is recommended to appreciate the accommodation on offer.





EPC Chart

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



Second 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