# 7 Needham Avenue, Chorlton, Manchester, M21 8AA



# Offers In The Region Of £395,000

3 3 2 D

***VIDEO TOUR AVAILABLE*** A delightful & spacious, THREE E DOUBLE BEDROOM, period, mid terrace property. Situated in the heart of Chorlton tucked away on a sought-after cul-de-sac just off Barlow Moor Road. Within easy walking distance of all of the independent shops, bars, and restaurants on Barlow Moor Road, Beech Road Park is nearby, Chorlton Nature Reserve, Chorlton centre amenities, and the Metrolink station on Wilbraham Road which gives you direct access into the City Centre, Media City, and Manchester International Airport. The well-planned accommodation consists of; a porch, a front facing lounge, a good-sized living room which leads into the fitted kitchen where you have views and access out into the rear enclosed courtyard style garden. Stairs leading to the first-floor landing reveal two good sized bedrooms one benefitting from an en-suite shower room. A white three-piece shower room complete this floor. To the second floor there is a further good-sized double bedroom which benefits from an en-suite bathroom. Other benefits include gas fired central heating, high ceilings, stripped and varnished floor boards, an alarm system, period features, and a rear enclosed courtyard style garden.





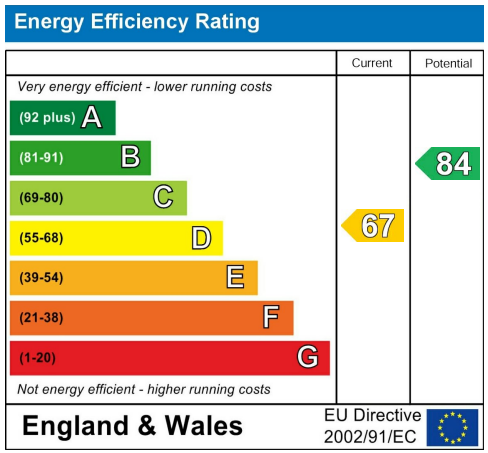








## EPC Chart

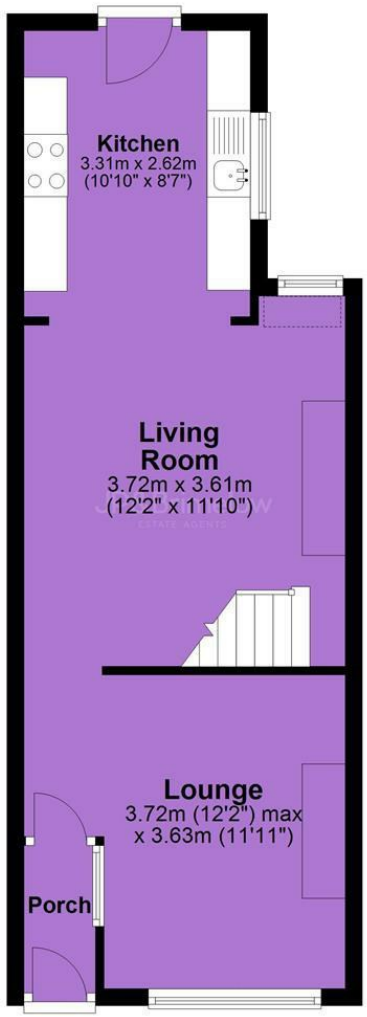







Tenure: **Freehold** Council Tax Band: **B**

## 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

jpandbrimelowestateagents
@jpandbrimelow

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 face 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.