

227c Withington Road, Whalley Range, Manchester, M16 8LU



JP&Brimelow
ESTATE AGENTS



3 3 1

VIDEO TOUR AVAILABLE An immaturely presented and extended, **THREE DOUBLE BEDROOM**, three-storey townhouse. Situated in this fantastic location on Withington Road overlooking St Bede's playing fields.

Located nearby to good primary & secondary schools, Alexandra Park and Whalley Range Tennis & Cricket Club. Within a twenty-minute walk to the Metrolink station on Wilbraham Road in Chorlton and bus routes on Alexandra Road South, giving you access into Manchester City Centre, Media City and Manchester International Airport.

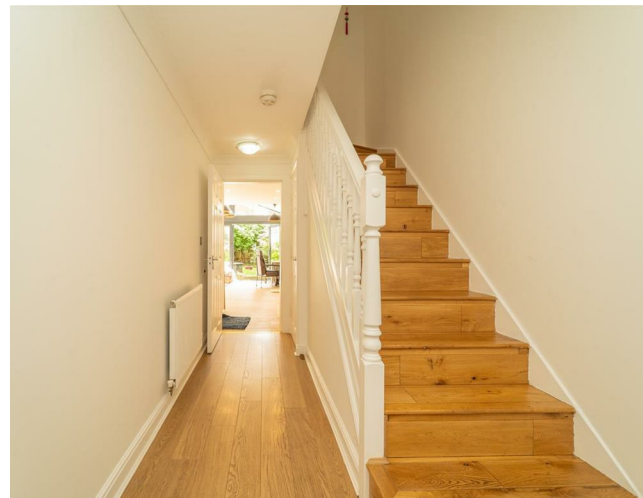
In brief, the well-planned accommodation consists of; A porch with a useful storage cupboard, an entrance hall, a modern four-piece bathroom complete with talk in shower, there is access into the garage via the bathroom. There is an impressive open plan fully fitted kitchen/ dining room, complete with a lounge area with bi-fold doors opening out into the rear enclosed garden.

To the first floor there is a landing leading to a spacious family room with views over the rear garden, a kitchen/ dining rooms sits to the front aspect benefitting from a balcony.

To the second floor the landing reveals three good sized bedrooms, the principle benefiting from an en-suite shower room. A three-piece bathroom suite completes this fabulous home.

The property benefits from gas fired central heating, high ceilings throughout, a rear enclosed garden and a driveway to the front aspect providing off road parking for multiple vehicles.

£500,000





EPC Chart

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

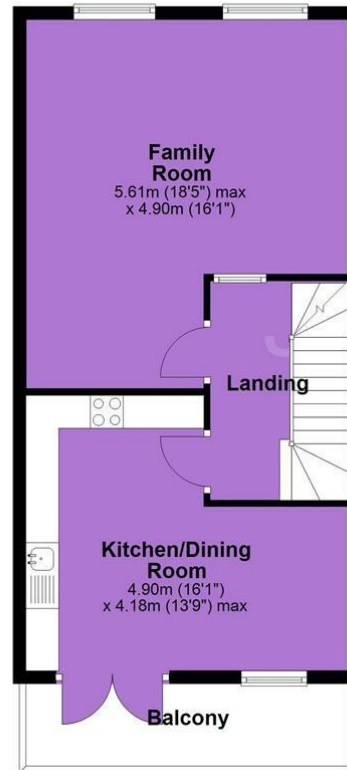


Tenure: Freehold Council Tax Band: D

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

