

14 Broseley Road, Firwood, Manchester, M16 0EZ

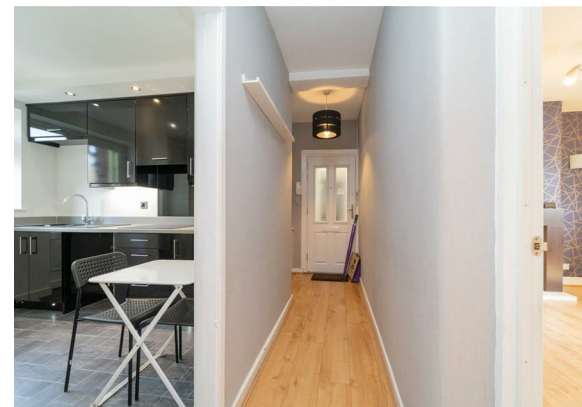


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £185,000



VIDEO TOUR AVAILABLE A delightful and spacious, TWO DOUBLE BEDROOM, ground floor maisonette flat. Located on a highly sought-after residential road in Firwood, off Rosslyn Road. Conveniently located within walking distance of Chorlton Centre, a short drive from Manchester City Centre, and close to both Firwood and Old Trafford Metrolink stations, offering direct connections to Manchester City Centre, MediaCity, and Manchester International Airport. In brief the property consists of an entrance hall, a lounge with a box bay window to the front aspect, a fully fitted kitchen with a utility area and access out into the rear garden, two double bedrooms with fitted wardrobes and a three-piece bathroom. The property benefits from gas fired central heating and its own enclosed garden.





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: **Leasehold** Council Tax Band: **A**

Ground 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