

22 Kildare Road, Chorlton, Manchester, M21 0YR



**JP&Brimelow**  
ESTATE AGENTS



\*\*\*VIDEO TOUR AVAILABLE\*\*\* An extended, FOUR BEDROOM, bay fronted 1920's semi-detached property occupying a good-sized plot on a popular tree lined residential road, off Kings Road in Chorlton.

Within a five-minute walk of the Metrolink station situated on St Werburghs Road, giving easy access to the City Centre and Media City. Close by to Chorlton Park, Chorlton centre & Beech Road amenities.

The well-planned property is spread over two floors, with over 1200 sp ft of accommodation and in brief comprises a porch, a welcoming entrance hall, a front lounge with a bay window, and a downstairs W.C. To the rear is an impressive extended kitchen/dining room with views over the enclosed mature lawned garden. The ground floor also includes a home office and a useful utility room, both with access to the rear garden.

Stairs rise to the first-floor landing, giving access to four bedrooms and a four-piece bathroom, which also includes a separate shower.

The property also benefits from gas-fired central heating, a gated driveway providing off-road parking, and well-proportioned enclosed lawned gardens to both the front and rear. Early viewing is highly recommended.

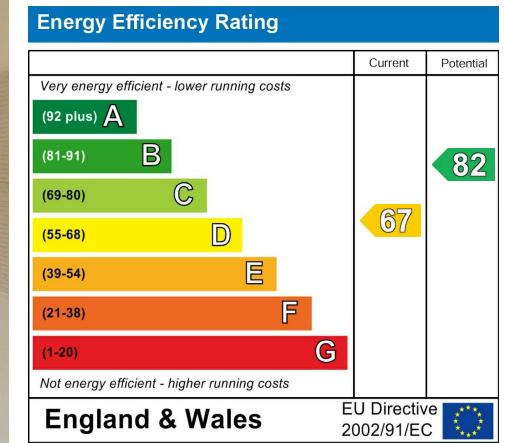
£565,000





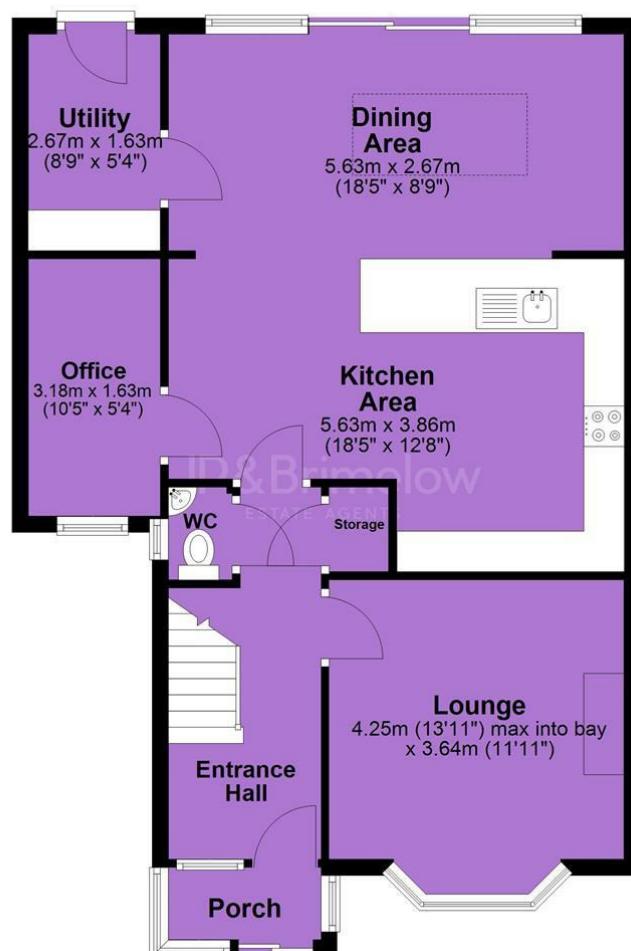


EPC Chart



Tenure: Freehold Council Tax Band: C

## 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](http://www.jpandbrimelow.co.uk)

[OnTheMarket.com](#)

The Property  
Ombudsman  
Approved  
Scheme

real  
propertymark  
PROTECTED

[rightmove](#)

[NETHOUSEPRICES](#)  
We value your home



**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 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.

