

81 Cromwell Avenue, Whalley Range, Manchester, M16 0BG



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £320,000

 3  1  2  D

VIDEO TOUR AVAILABLE A well-presented, THREE DOUBLE BEDROOM, box bay fronted, mid terrace property, positioned in a leafy location in Whalley Range. The property is close to several schools, including the Ofsted outstanding Manley Park Primary School, the local amenities of Chorlton, and is ideally located for transport links to Media city, Manchester Airport and Manchester City Centre either by Metrolink or by bus. The well-planned property is set over two floors and in brief consists of; an entrance hall, a lounge to the front aspect which benefits from stripped and varnished floor boards, a dining area, and a good-sized kitchen/ breakfast room which has views and access out into the rear enclosed garden. Stairs leading to the first-floor landing reveal three double bedrooms, and a white three-piece bathroom suite completing this floor. The property benefits from gas fired central heating, high ceilings, period features, and a rear enclosed garden. OFFERED WITH NO VENDOR CHAIN



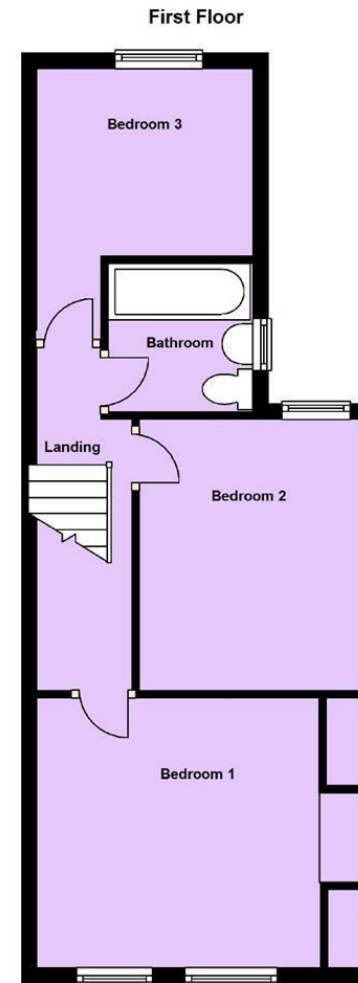
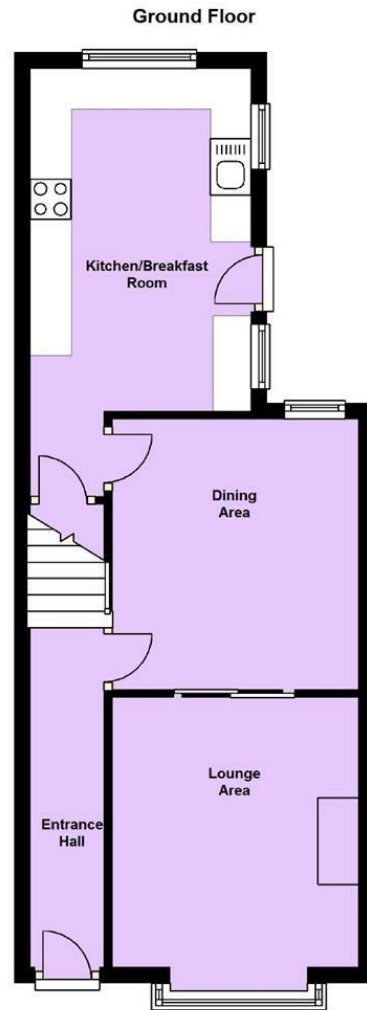


EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(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**



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](https://www.instagram.com/jpandbrimelowestateagents)

[@jpandbrimelow](https://twitter.com/jpandbrimelow)