

76 Carlton Avenue, Rusholme, Manchester, M14 7NL



JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £210,000



VIDEO TOUR AVAILABLE A stylishly presented & spacious TWO DOUBLE BEDROOM, period mid terraced property situated off Yew Tree Road in Rusholme. Positioned nearby to Fallowfield triangle offering café, shops and convenient stores. Situated a short drive from Manchester city centre, with good transport links via bus routes, close to Platt Fields Park with a selection of sports activities, Hough End leisure centre in the direction of West Didsbury and Heald Place Primary School nearby. This well-planned accommodation consists; an impressive through lounge/dining room opening to a modern fitted kitchen with access out into the rear courtyard garden completes the ground floor. Whilst to the first floor there is a landing leading to two double bedrooms and a modern three-piece shower room. The property benefits from a security alarm, warmed by gas fired central heating and a rear enclosed courtyard style garden with a paved patio. Ideal for a professional or couple due to the location.





EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC 

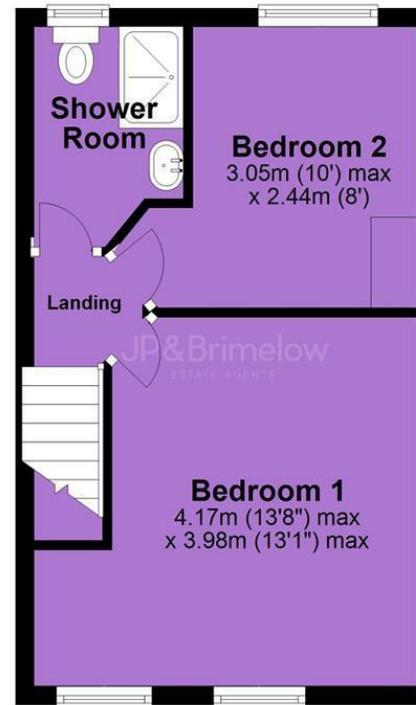


Tenure: **Freehold** Council Tax Band: **A**

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



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.

jpandbrimelowstateagents

@jpandbrimelow