

13 Marriott Street, Withington, Manchester, M20 4BN



JP&Brimelow
ESTATE AGENTS



4 1 2 D

VIDEO TOUR AVAILABLE A truly stunning and stylishly presented FOUR BEDROOM bay-fronted period end-of-terrace property with accommodation over four floors. Thoughtfully renovated throughout, the property showcases high ceilings and an abundance of original and restored features that preserve its Victorian character.

Ideally located just a short stroll from the heart of Withington, you'll have easy access to independent shops, cafés, and the vibrant Burton Road—home to boutique stores, popular bars, and a fantastic selection of restaurants. The Northern Lawn Tennis Club is nearby, and Burton Road Metrolink station offers direct links to Manchester City Centre, Media City, and Didsbury Village.

The well-planned accommodation comprises; entrance hallway with traditional mosaic Victorian style tiles, a front lounge with a large bay window and restored original oak flooring, a beautifully presented fitted kitchen/breakfast room featuring Quartz worktops and engineered oak flooring, and a dining room with underfloor heating and access to the garden. The property also benefits from two cellar chambers offering additional space for utility and storage, with the option to further develop and add value if desired.

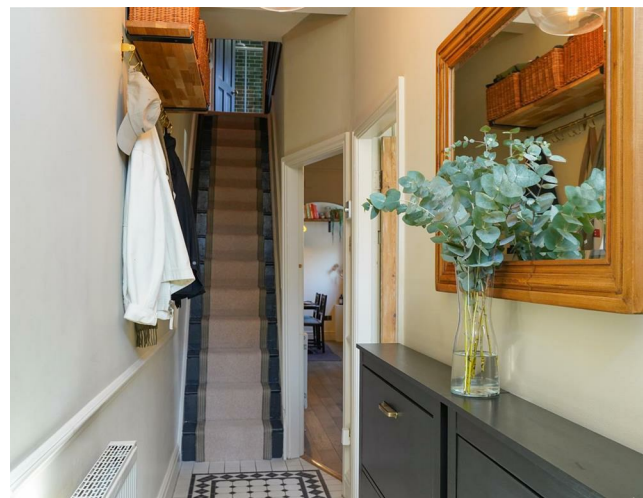
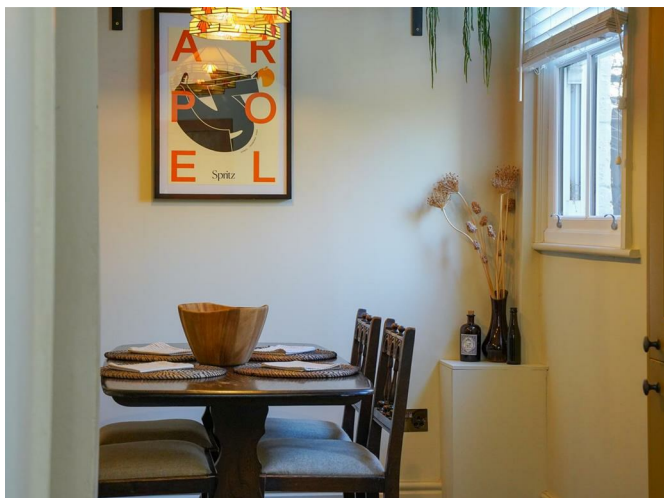
Upstairs, the first-floor hosts two good sized double bedrooms, with bespoke fitted wardrobes in the principal bedroom. A stylish family bathroom boasts both a separate shower and bath, along with modern LVT flooring, while a separate W.C. adds convenience.

The second-floor landing leads to a good sized third double bedroom with restored original oak flooring and a further study/ bedroom with useful storage into the loft space.

Additional highlights include: a Worcester combi boiler installed in 2024, fully tanked and damp proofed ground floor and UPVC sash windows throughout.

The character of this house is sure to make you feel right at home from the moment you step through the door.

£500,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(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



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

