

63 Hartington Street, Moss Side, Manchester, M14 4RP



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £215,000

 3  1  2  D

VIDEO TOUR AVAILABLE A spacious, THREE BEDROOM, mid-terrace property, situated in the heart of Moss side off Clarendon Road. Located within walking distance to convenient stores, independent shops and Alexandra Road Park being a five-minute walk with open green space to enjoy. Just a short drive from Manchester city centre, with good transport links on Princess parkway, Moss Side leisure centre is nearby and Claremont Primary School. In brief the property consists of; an entrance, a lounge with box bay window to the front aspect, a good-sized dining room, a useful understairs storage cupboard, and a fitted kitchen with access out into the rear courtyard. Stairs leading to the first-floor landing reveal two double bedrooms, a further bedroom, and a three-piece bathroom suite. The property benefits from gas fired central heating, high ceilings, an alarm system, and a rear enclosed courtyard. OFFERED WITH NO VENDOR CHAIN.





EPC Chart

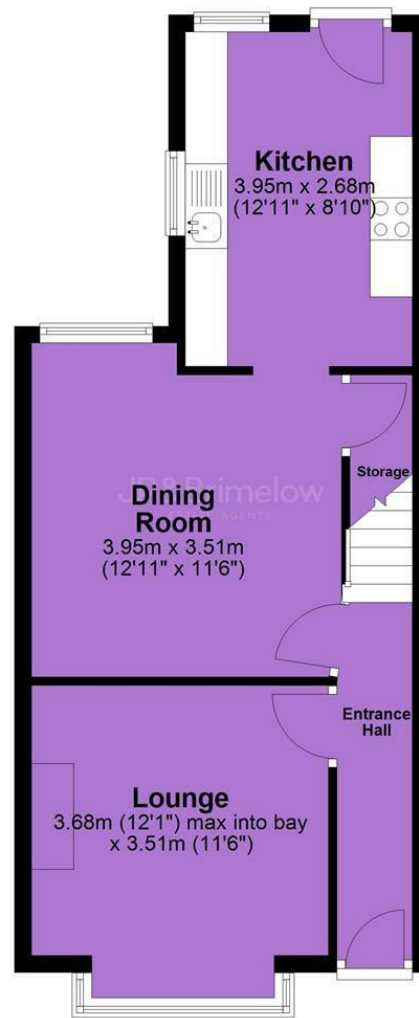
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(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**

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



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