

7 Bartley Road, Northerden, Manchester, M22 4BG



**JP & Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive & immaculately presented, FOUR BEDROOM, detached property. Located on a highly regarded tree lined road here in Northenden.

Within just a short walk to all the independent shops/bars/restaurants and schools on Palatine Road. Situated close by to fantastic transport links giving direct access into Manchester City Centre.

This spacious and beautifully presented property consist of; a welcoming entrance hall which benefits from a useful understairs storage cupboard, and also allows access to the downstairs W.C and into the garage, a delightful lounge to the front aspect benefitting from a bay window, a family room which leads into the large conservatory where you have views and access into the rear enclosed SOUTH FACING garden, a modern fitted kitchen completes this floor.

Stairs leading to the first-floor landing reveal four good sized bedrooms, one benefitting from an ensuite shower room, and three having built in wardrobes, a four-piece bathroom suite complete with walk in shower completes this fantastic family home.


The property benefits from gas fired central heating, an alarm system, solid wood flooring, a rear enclosed garden, a driveway providing off road parking, and a detached outbuilding currently being used as an office, which benefits from power.

£650,000





## EPC Chart

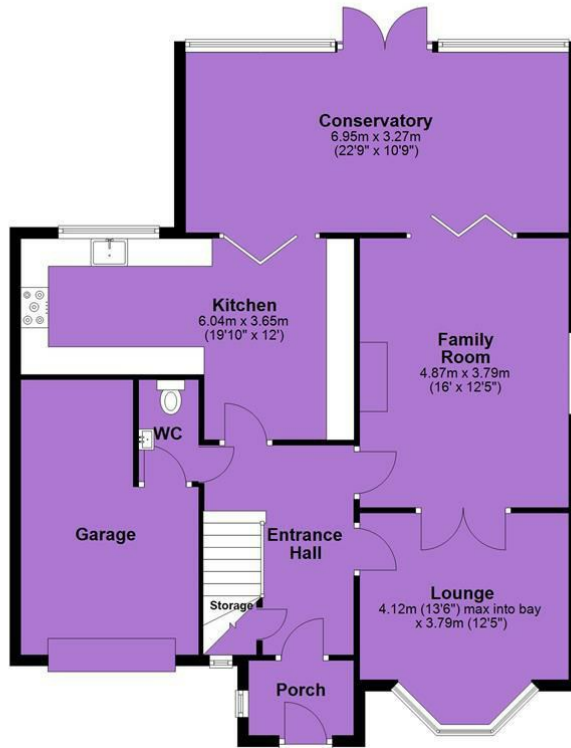
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU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



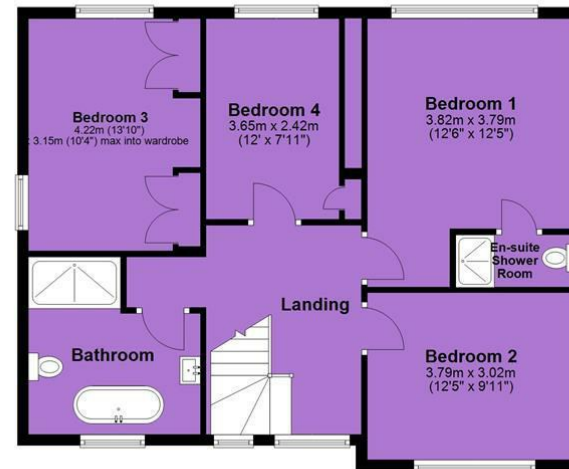
Tenure: Freehold Council Tax Band: F



Ground Floor



First Floor



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