

Flats 1-3, 4 Oak Avenue, Chorlton, Manchester, M21 8BB



JP&Brimelow
ESTATE AGENTS



6 3 3 C

****RARE RESIDENTIAL INVESTEMENT OPPORTUNITY**** A spacious & attractive period bay fronted semi-detached property of traditional brick construction converted into 3 individual apartments arranged over three floors.

This impressive property is situated in a highly desirable residential location in the heart of Chorlton. Close to all local amenities including restaurants and shops on Barlow Moor Road and the Metrolink station on Wilbraham Road, giving you direct access to City life and Media City at Salford Quays.

The well-planned property with split accommodation, expanding over three floors consists; a communal entrance hall, lounge/diner with bay window to the front aspect, kitchen, three-piece bathroom, utility area and two double bedrooms completes the ground floor apartment.

To the first floor is apartment two with its own inner hallway, two bedrooms one with bay window, lounge, kitchen/diner and three-piece bathroom. The second-floor apartment has open plan living, three-piece family bathroom and a good-sized bedroom.

The apartments are all self-contained and benefit from gas fired central heating, high ceilings and a communal garden to the rear aspect.

Excellent opportunity to convert the property back into one impressive family home or retain as individual flat units.

£695,000





EPC Chart

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

@jpandbrimelowstateagents

@jpandbrimelow



Photo's and video tour
captured whilst
property is tenanted