

2b Oswald Road, Chorlton, Manchester, M21 9LH



JP & Brimelow
ESTATE AGENTS


Offers In The Region Of £360,000

VIDEO TOUR AVAILABLE A rare opportunity to acquire this unique, spacious THREE DOUBLE BEDROOM, DUPLEX apartment over the first and second floor of this period property boasting a large PRIVATE ROOF TERRACE. Perfectly placed in the heart of Chorlton Village, located within walking distance of all its amenities including independent shops, bars, cafes and restaurants. Close by to Wilbraham Road Metrolink station, giving direct access to the City Centre and Media City. This spacious property is approached via rear access from Oswald Road, leading through the private gated entrance to an impressive enclosed roof terrace - a rarity in the area. The accommodation consists of an internal hallway, a fully fitted kitchen, a three-piece family bathroom, a dining room/bedroom and a well-proportioned and characterful front-facing lounge. The staircase leads to the second floor landing, with a well-presented double bedroom and a further master bedroom, complete with large fitted wardrobes and a built-in storage cupboard. The property benefits from high ceilings throughout, period features, gas fired central heating, large double-glazed sash windows and a substantial, sunny outside terrace with space for a barbeque and potted plants. This apartment would ideally suit a professional couple or a first time buyer due to the location. Early viewing is highly recommended.





EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC 



Tenure: **Leasehold** Council Tax Band: **A**

First Floor



Second Floor



Chorlton & Didsbury Ltd
430 Barlow Moor Road, Chorlton, Manchester, M21 8AD
Chorlton: 0161 882 2233 Didsbury: 0161 448 0622
E: chorlton@jpbrimelow.co.uk www.jpbrimelow.co.uk



JP&Brimelow
ESTATE AGENTS

NOTICE: J P & Brimelow Chorlton & Didsbury 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 Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Follow us on Twitter @jpandbrimelows