

77 Oswald Road, Chorlton, Manchester, M21 9QD



**JP&Brimelow**  
ESTATE AGENTS





 3  1  2  E

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive & well presented, THREE DOUBLE BEDROOM, bay fronted, mid terrace property. This period home is located on a highly sought after residential road in Chorlton, off Kensington Road.

Within walking distance of Chorlton Village, fantastic primary schools on your doorstep, close to all local amenities including restaurants/deli's/shops on Manchester Road and the Metrolink station on Wilbraham Road giving you direct access to City Centre and Media City at Salford Quays.

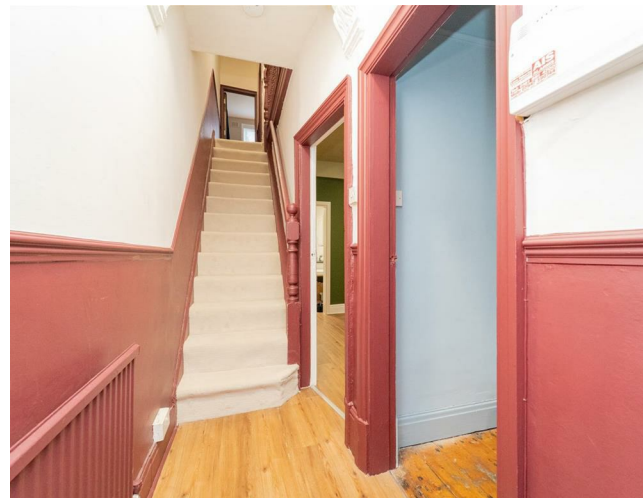
The well planned property consists of; an entrance hall, a lounge to the front aspect complete with bay window, picture rails and stripped and varnished floor boards. There is a good-sized dining room which leads through to a modern fitted kitchen. There is access into the rear garden via patio doors of the kitchen.

Stairs leading to the first floor reveal three good sized double bedrooms, the principle benefitting from a bay window. A white three-piece bathroom suite completes this delightful home.

The property benefits from gas fired central heating, an alarm system, high ceilings, stripped and vanished floor boards, and a rear enclosed garden.

£475,000









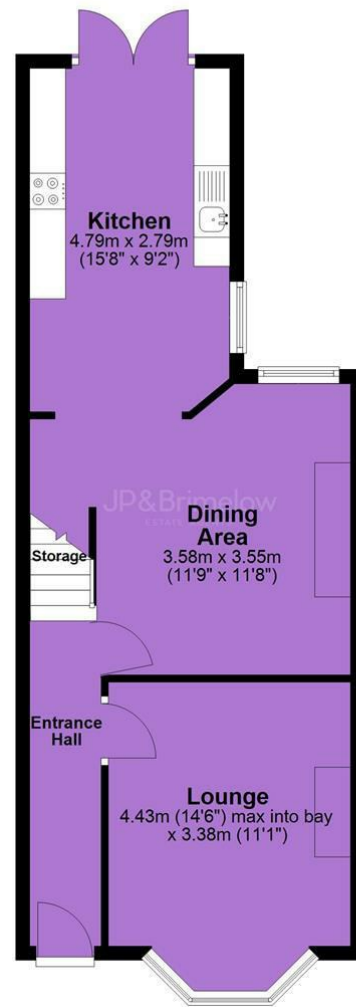
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold Council Tax Band: B

## 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



**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



