

39 Brookleigh Road, Withington, Manchester, M20 4RX



Offers In The Region Of £380,000


 3  1  2  C

VIDEO TOUR AVAILABLE A well-presented and tastefully extended, THREE DOUBLE BEDROOM traditional, bay fronted semi-detached property. Located off Stephens Road in Withington. The property is conveniently located next to Ladybarn Park and Mauldeth Road train station and within a short walk from The Christie, Fog Lane Park and Didsbury village, with its array of shops and amenities. The well-planned accommodation consists of an entrance hallway a dining room with a bay window to the front aspect, a lounge to the rear with access to the lawned garden and an extended fitted kitchen. To the first floor there is a landing leading to three good-sized bedrooms and a three-piece family bathroom. The property benefits from a driveway, providing off road parking and an enclosed lawned garden with a patio area. OFFERED WITH NO VENDOR CHAIN.





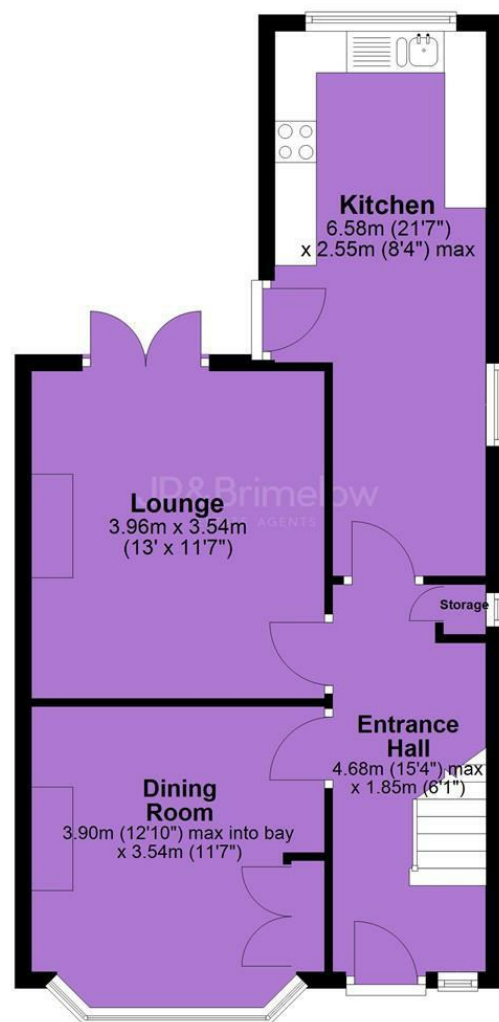
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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 	

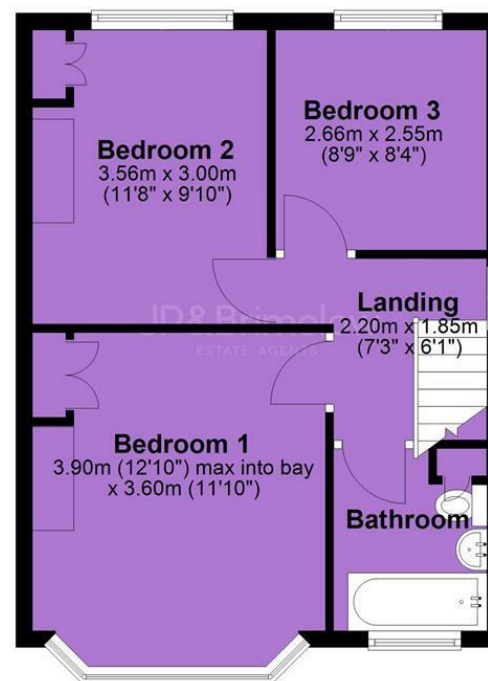


Tenure: **Freehold** Council Tax Band: **C**

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