

9 Judson Avenue, Chorlton, Manchester, M21 7LW



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £200,000

 2  1  1  C

****VIDEO TOUR AVAILABLE**** A well-presented and spacious TWO BEDROOM, first floor apartment, situated in a highly popular residential cul-de-sac off Floyd Avenue in Chorlton. With Chorlton Water Park, Chorlton Golf Club, two primary schools and Beech Road a fifteen-minute walk away with its selection of independent shops, restaurants and cafés. The property is centrally located for transport links into either the City Centre or Manchester International Airport by the Metrolink station on Maudelth Road West and the motorway network. In brief the well-planned accommodation consists of a private entrance hallway to the ground floor with stairs leading to the first floor. a first floor landing leading to a lounge, a fitted kitchen, two good sized bedrooms, a three-piece shower room and a utility room. The property is warmed by gas fired central heating, and has shared lawned gardens to the front and rear aspects. Would suit a professional couple, a first-time buyer and is also an ideal family home.



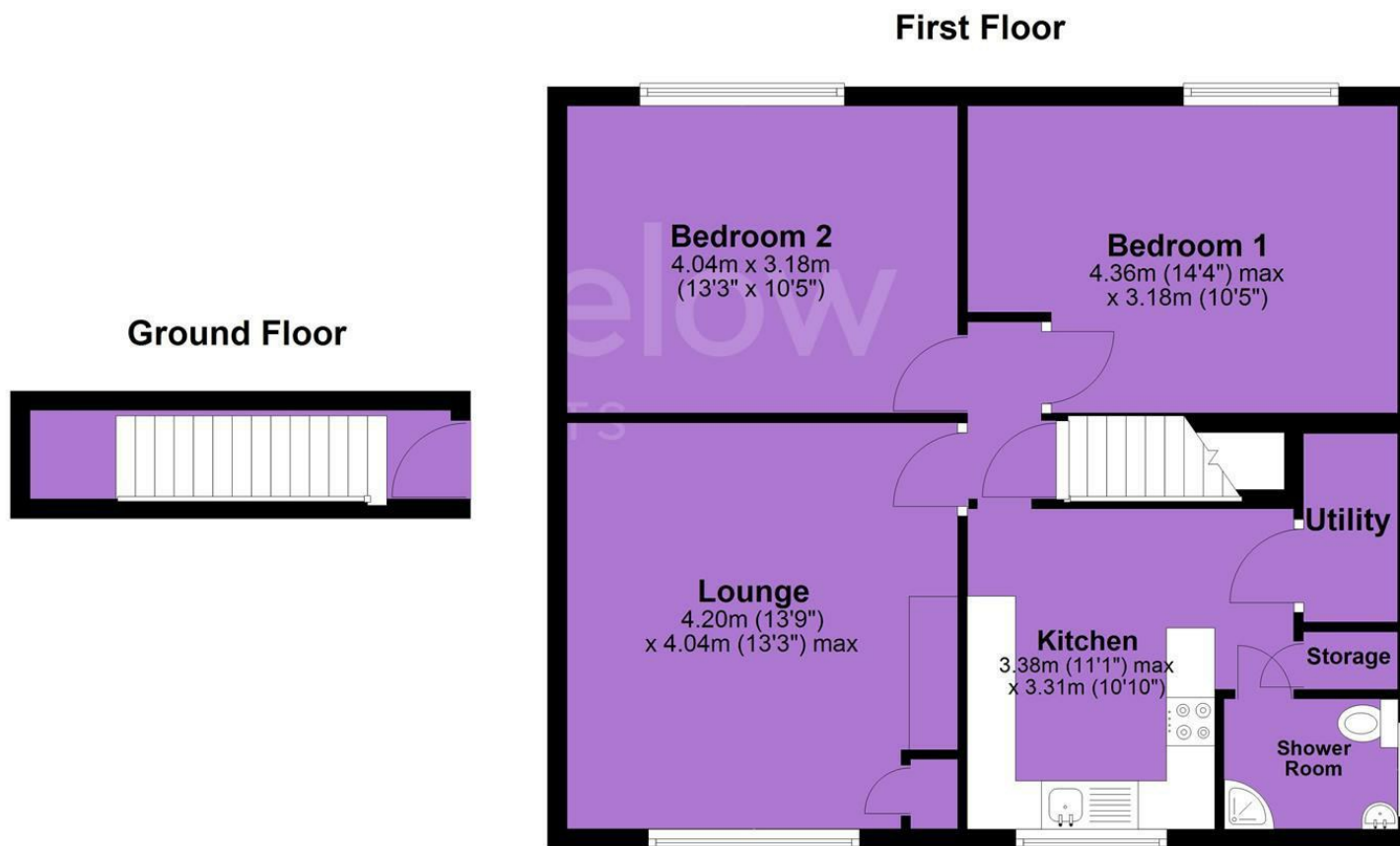


EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	76
(69-80) C		
(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: **Leasehold - Share of 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.

jpandbrimelowestateagents

@jpandbrimelow