

29 Clarendon Road West, Chorlton, Manchester, M21 0RN



JP&Brimelow
ESTATE AGENTS



3 1 2 D

VIDEO TOUR AVAILABLE This charming and spacious THREE DOUBLE BEDROOM family home is perfectly situated on a highly popular tree lined road, off Buckingham Road.

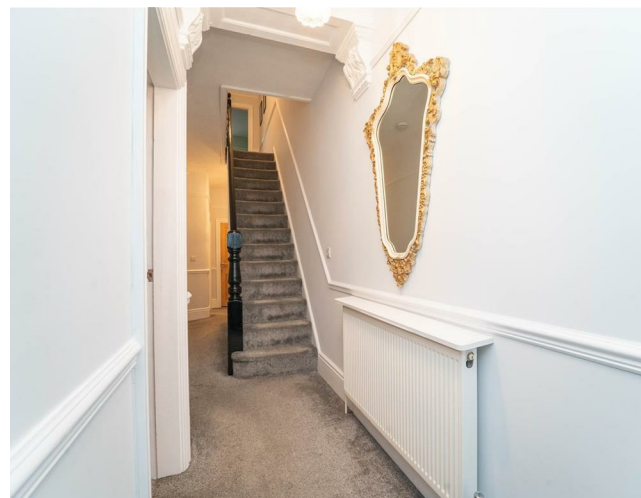
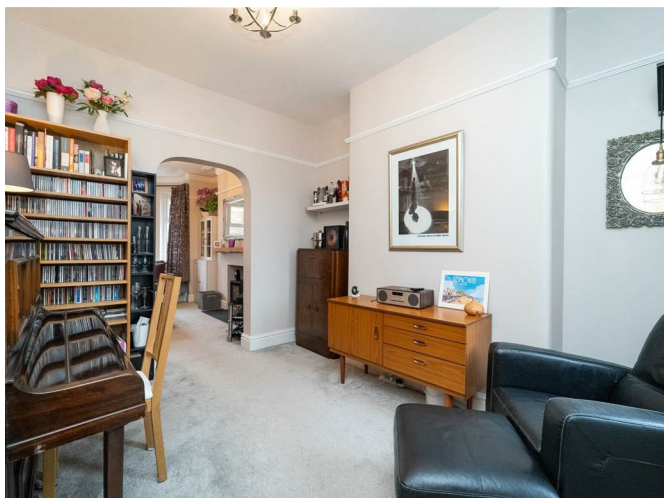
Close to the heart of Chorlton, the property enjoys a vibrant yet convenient location with its lively mix of shops, cafes, and local amenities, and with Whalley Range's Clarendon Road and nearby parks also within easy reach. Just a short walk from Chorlton Village, with excellent transport links making Manchester city centre, Manchester airport and MediaCity easily accessible.

Brimming with character, this property offers a welcoming entrance porch leading into a spacious hallway, a lounge which opens into the family room, a fully fitted kitchen/diner to the rear with direct access out onto the decked patio.

To the first floor, there are three generous double bedrooms and a contemporary three-piece family bathroom suite.

The property benefits from a blend of period features and modern comfort including picture railings, double glazing, bay windows, gas fired central heating, a useful chamber cellar, off road parking complete with EV charge point to the front aspect and a beautiful landscaped rear garden. Early viewing is highly recommended to appreciate this home.

£595,000





EPC Chart

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



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

