

13 Grange Road, Chorlton, Manchester, M21 9NZ



JP&Brimelow
ESTATE AGENTS



🛏️ 5 🚿 2 🛋️ 2 ≡ C

VIDEO TOUR AVAILABLE An attractive and immaculately presented, FIVE DOUBLE BEDROOM, mid-terrace property. This period, bay-fronted property is located on a tree-lined residential road off Kensington Road, here in Chorlton.

Just a short walk from Chorlton Village, offering a variety of local amenities such as restaurants, delis, shops and bars on Manchester Road. Conveniently close to the Metrolink stations on Wilbraham Road and Rye Bank Road in Firswood, providing direct access to the city centre and Media City at Salford Quays.

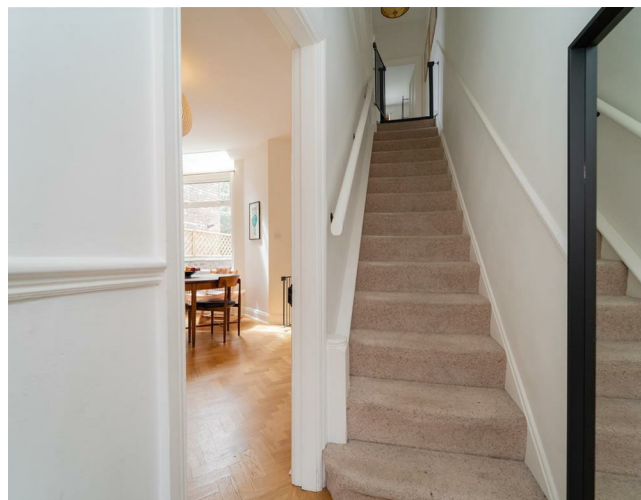
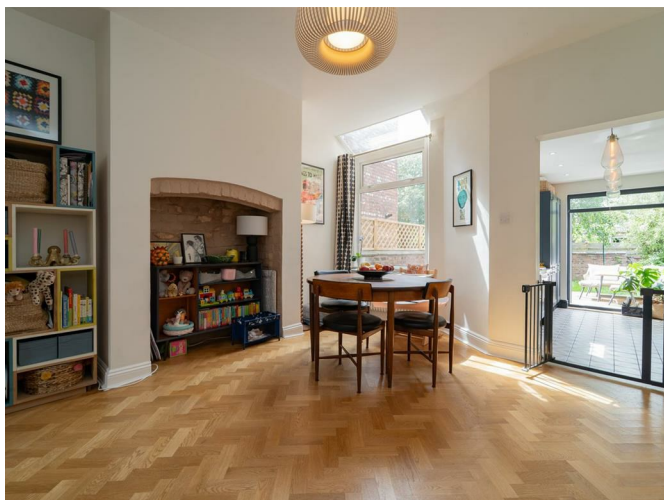
This well-planned property is spread over three floors and in brief consists of; an entrance hall, a stunning open plan living space complete with a beautiful front facing lounge, a good-sized dining room with view into the rear enclosed garden, a useful understairs storage cupboard, and a modern and stylish fully fitted kitchen which has views and access out into the rear garden.

To the first floor there are three good sized bedrooms, and a white three-piece bathroom suite.

Stairs leading to the second-floor reveal two additional double bedrooms, and a white three-piece shower room completing this fantastic property.

Other benefits include gas fired central heating, high ceilings, period features, and both front and rear enclosed gardens.

£575,000





EPC Chart

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

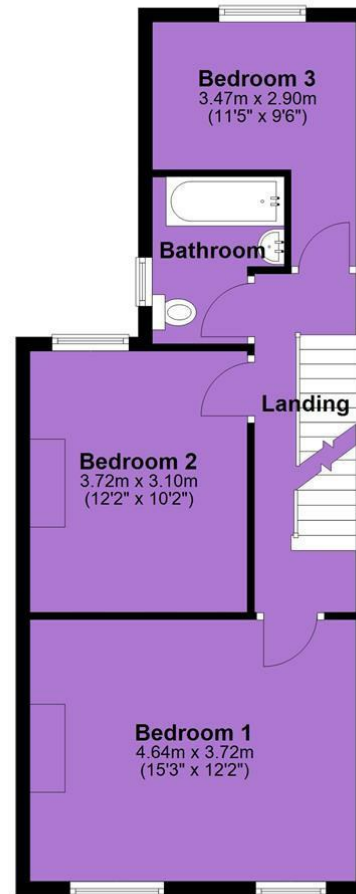


Tenure: Freehold Council Tax Band: B

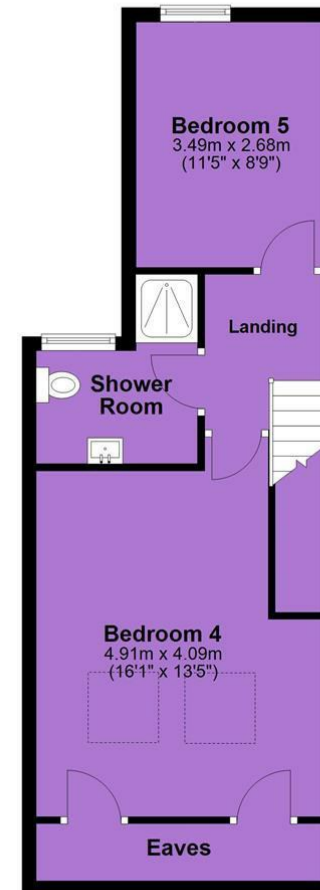
Ground Floor



First Floor



Second 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.

jpandbrimelowstateagents

@jpandbrimelow

