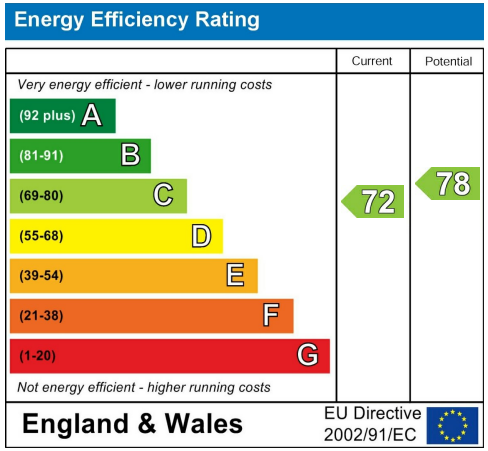
22 Francis Road, Withington, Manchester, M20 4XP

Offers In The Region Of £340,000

3 1 1 C

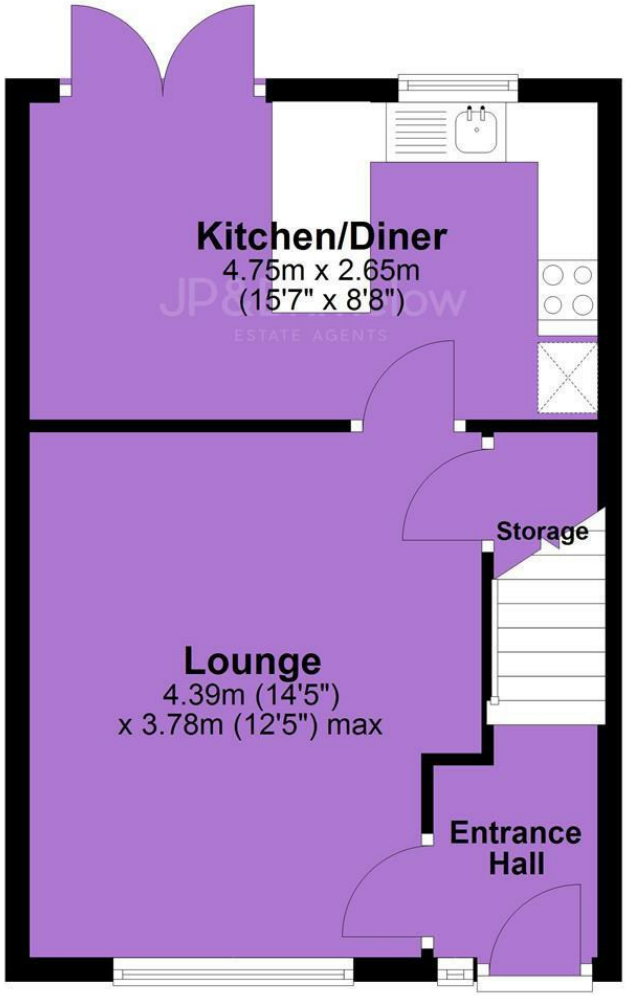
VIDEO TOUR AVAILABLE A delightful & stylishly presented, THREE BEDROOM, semi-detached property. Located on a quiet, tree-lined residential road here in Withington. Just a short walk from Withington Village, benefitting from excellent transport links into Manchester city centre, local cafés, shops, and parks. This well-planned property consists of; an entrance hall, a beautifully presented lounge to the front aspect, useful under stairs storage, a good-sized kitchen/ diner with views and access out into the rear garden. Stairs leading to the first-floor landing reveal two double bedrooms, an additional bedroom, and a white three-piece shower suite. The property benefits from gas fired central heating, an alarm system, a driveway providing off road parking, and a rear enclosed garden. OFFERED WITH NO VENDOR CHAIN.

EPC Chart

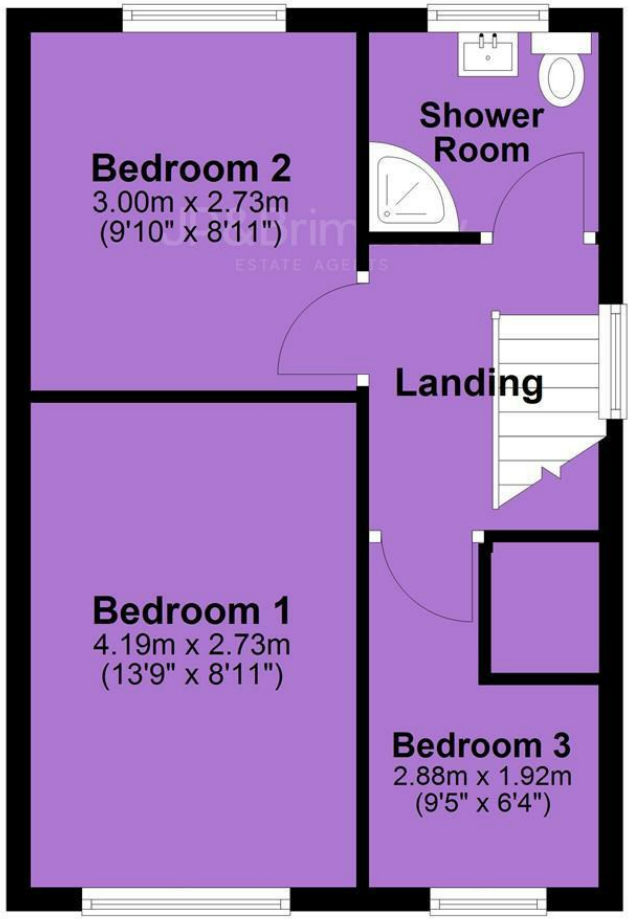


Tenure: **Leasehold** Council Tax Band: **C**

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

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 face 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.

JP&Brimelow
ESTATE AGENTS

jpandbrimelowestateagents
@jpandbrimelow