

15 Westbank Road, Withington, Manchester, M20 4SU



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £295,000

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VIDEO TOUR AVAILABLE A delightful THREE DOUBLE BEDROOM, mid terrace property, situated off Briarfield Road in a well-connected residential area of Withington. This property enjoys a highly convenient South Manchester location, within easy walking distance of Mauldeth Road railway station, providing direct access into Manchester city centre and Manchester airport. In brief the well-planned accommodation consists of an entrance hall, a good-sized lounge to the front aspect and a fully-fitted kitchen/diner with access out into the rear enclosed garden. The first floor landing reveals three double bedrooms and a three-piece bathroom suite, completing this home. The property benefits from gas fired central heating, a driveway to the front and a rear enclosed lawned garden. Close in proximity to well-regarded schools, including Ladybarn Primary School and Burnage Academy for Boys, both within walking distance. Internal inspection highly recommended to appreciate this home.





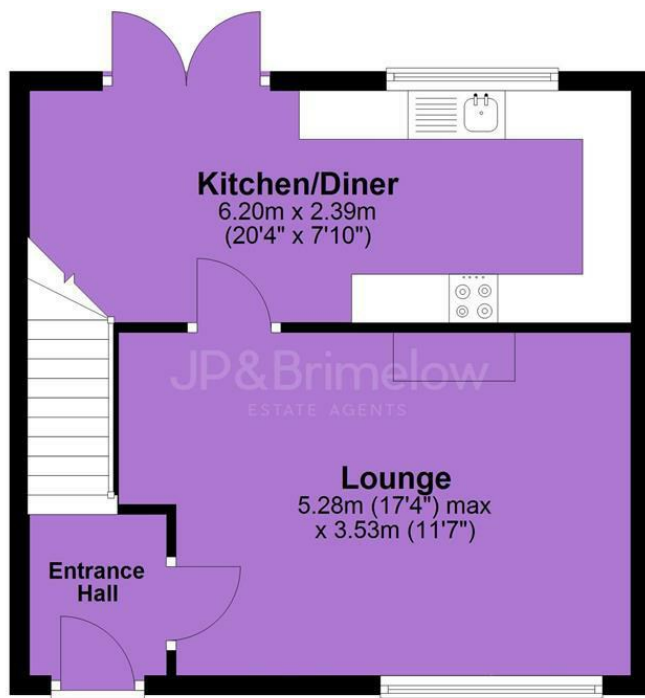
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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 

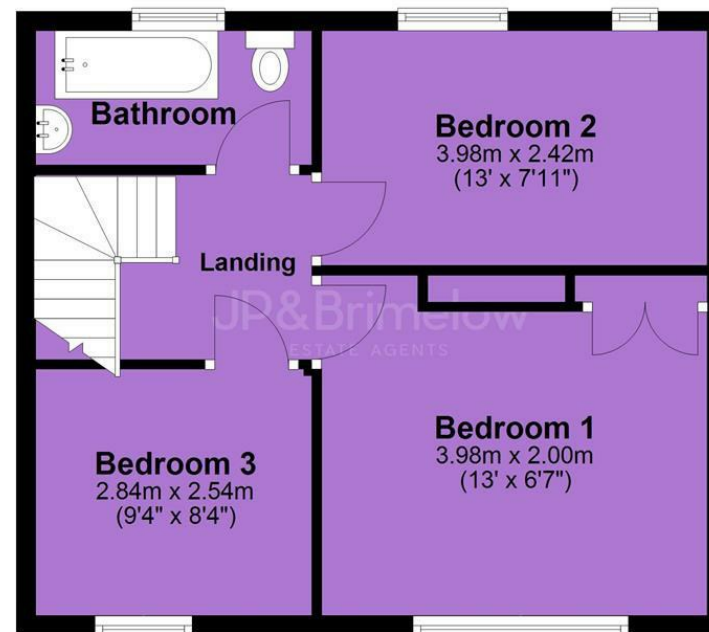


Tenure: **Freehold** Council Tax Band: **A**

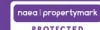
Ground Floor



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



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