

1 Devonshire Road, Chorlton, Manchester, M21 8XB



JP&Brimelow
ESTATE AGENTS



3 1 2 D

VIDEO TOUR AVAILABLE An attractive THREE DOUBLE BEDROOM, period bay-fronted semi-detached home, situated on a tree-lined cul-de-sac just off Corkland Road in the heart of Chorlton. The property offers generous accommodation arranged over three floors, including a useful chamber cellar.

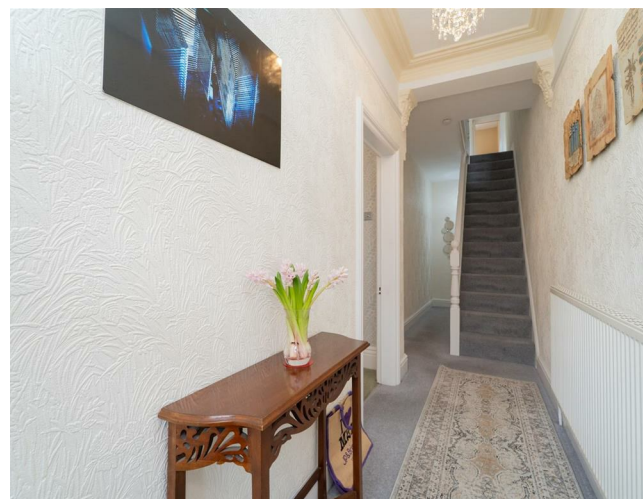
The property is located on one of the areas most popular residential roads and within a two minute walk of the metro link station situated on Wilbraham Road, offering easy access into Manchester city centre, Manchester Airport and MediaCity.

The thoughtfully arranged accommodation comprises an entrance hall, an inviting front-facing lounge with a bay window, a separate dining room, and a generously sized, fully fitted kitchen/diner with direct access to the enclosed rear garden. The property is further enhanced by two useful chamber cellars, offering excellent additional storage.

To the first floor, the sizable principal double bedroom sits to the front and benefits from built-in storage, complemented by two further well-proportioned double bedrooms and a spacious four-piece family bathroom.

The property also benefits from gas-fired central heating, a front garden, and a beautifully landscaped, generous lawned garden to the rear. This impressive family home is not to be missed, and an internal viewing is highly recommended to fully appreciate its location and appeal.

£750,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(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: D



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

