

Flat 3 8 York Road, Chorlton, Manchester, M21 9HP



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £200,000

🛏 1 🚿 1 🛋 1 ≡ C

VIDEO TOUR AVAILABLE An impressive & stylishly presented, DOUBLE BEDROOM CONTEMPORARY APARTMENT This spacious, bay-fronted Victorian semi-detached home is ideally located in the heart of Chorlton, on one of its most sought-after residential roads. It is just a short stroll from both Chorlton centre and Beech Road, with their array of independent shops, local amenities, and parks, as well as the Metrolink on Wilbraham Road, offering direct connections to the City Centre, MediaCity, and Manchester International Airport. The well-planned accommodation comprises a private entrance hallway, 14ft lounge/dining/kitchen with engineer wooden flooring, fully fitted kitchen with integrated appliances, a double bedroom with a three-piece bathroom suite. The property benefits from gas fired central heating, communal off-road parking to the front aspect and an attractive communal lawned garden to the rear.





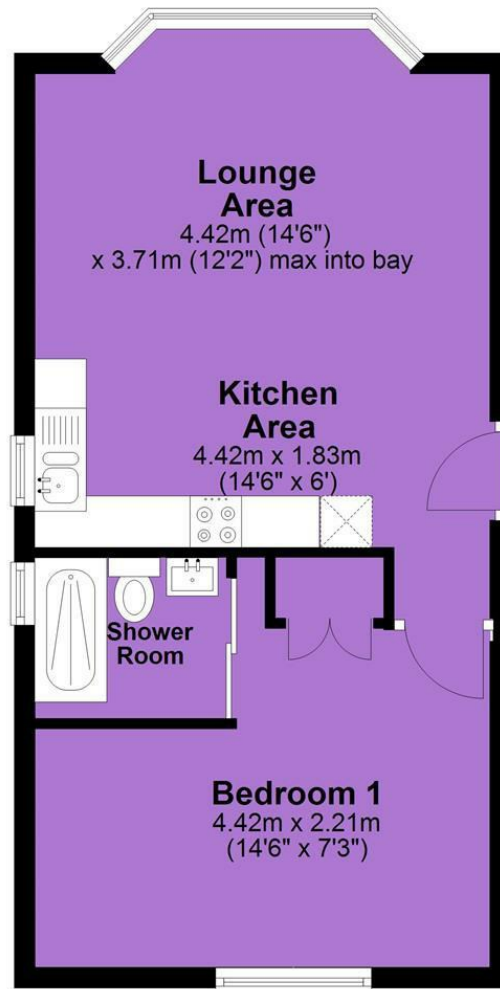
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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: **Leasehold** Council Tax Band: **A**

Ground 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