

183 Maine Road, Moss Side, Manchester, M14 7TR



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £319,950




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A modern and spacious, THREE BEDROOM semi-detached home located off Claremont Road here in Moss Side. Situated a short drive from Manchester city centre, with good transport links on Princess parkway, close to Alexandra Park with a selection of sports activities, Hough End leisure centre in the direction of West Didsbury and Divine Mercy Primary School just a minutes' walk away. The accommodation in brief comprises; an entrance hall with useful under stairs storage, an integral garage with access into the rear lawned garden, a white three-piece family bathroom, and two bedrooms completing the ground floor. Whilst to the first floor the landing leads to an impressive L shaped lounge/dining area benefitting from a balcony, a modern kitchen can be found off the dining room. A further double bedroom and a white three-piece shower room with Hans Grohe shower fixtures and taps, completing this delightful property. The property benefits from gas fired central heating via a New Worcester Bosch combi boiler, an alarm system, newly fitted carpet to the ground floor, rear enclosed lawned garden with a decked patio terrace to the first floor and secure off-road parking. OFFER WITH NO ONWARD CHAIN.





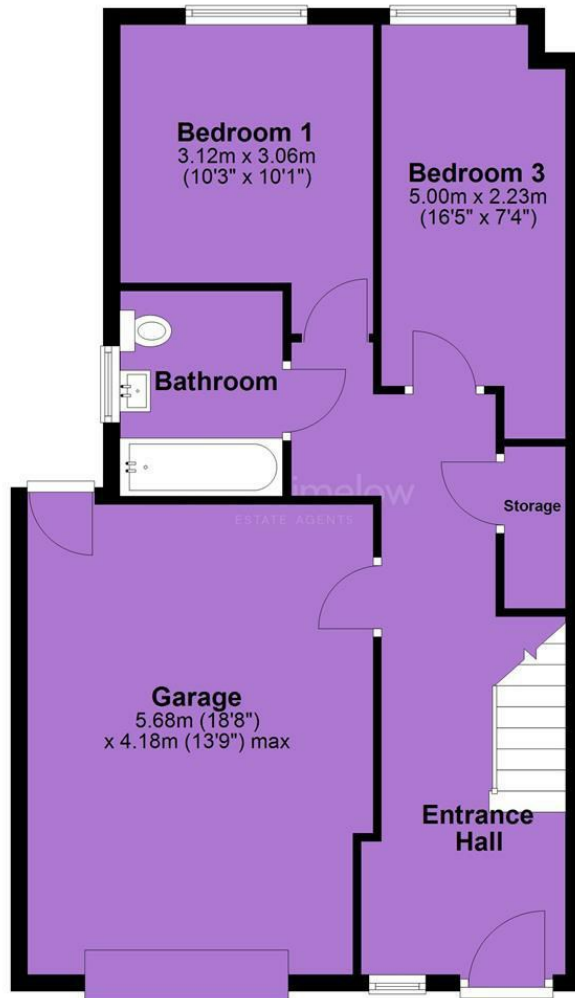
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

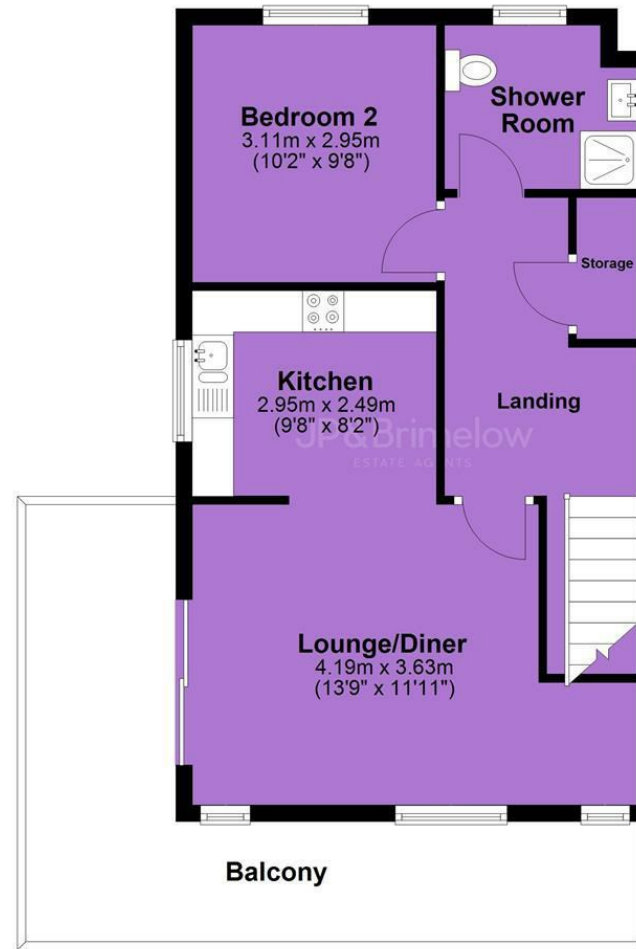


Tenure: **Leasehold** Council Tax Band: **C**

## 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



**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