

6 Morrell Road, Northenden, Manchester, M22 4WH



JP&Brimelow
ESTATE AGENTS



3 2 2 C

VIDEO TOUR AVAILABLE An extended and immaculately presented, **THREE DOUBLE BEDROOM**, semi-detached property. Located on a quiet residential road here in Northenden.

Within just a short walk to all the independent shops/bars/restaurants and schools on Palatine Road. Situated close by to fantastic transport links giving direct access into Manchester City Centre.

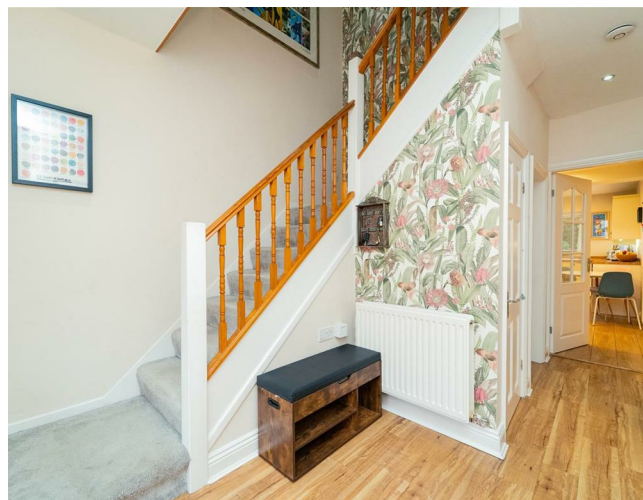
In brief the property consists of; an entrance hall with useful storage cupboard and W.C, a delightful family room benefitting from a bay window, a good sized lounge complete with feature fireplace, a dining area which has views and access out into the rear enclosed **SOUTH** facing garden, and a fitted kitchen which has access into the useful garage.

Stairs leading to the first-floor landing reveals a study, currently used as a walk-in wardrobe, a modern white four-piece bathroom suite, and two good sized double bedrooms one benefitting from an en-suite shower room and useful storage cupboard.

To the second floor there is a sizable principal bedroom completing this fantastic home.

The property benefits from gas fired central heating, an alarm system, high ceilings, a drive way providing off road parking, a garage, and a rear enclosed garden.

£450,000



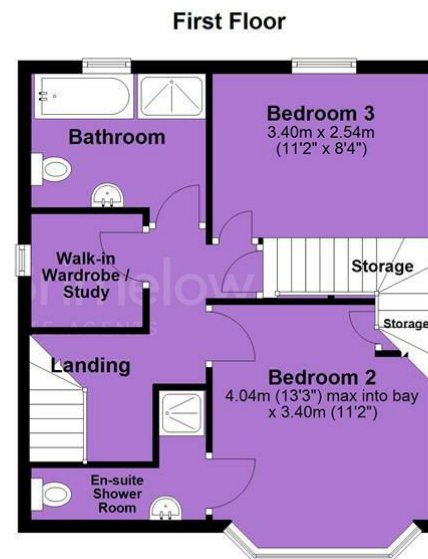
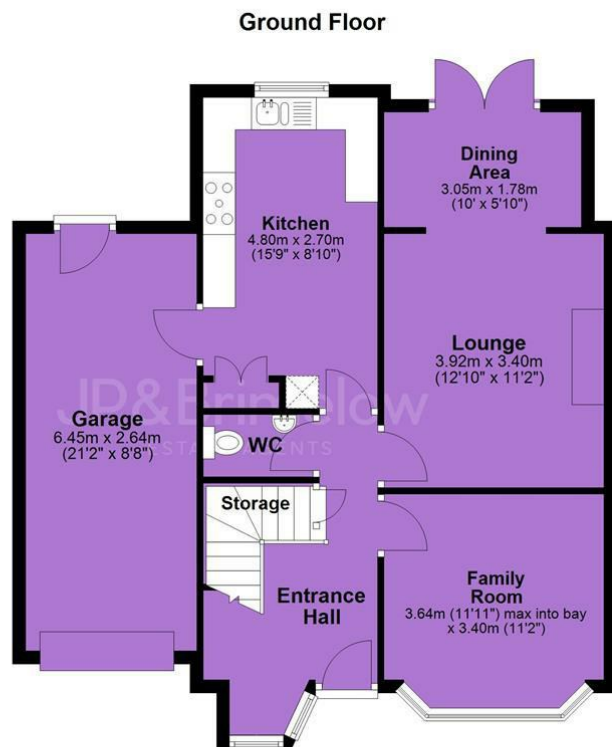


EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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 	

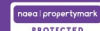


Tenure: Freehold Council Tax Band: C



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

