

23 Weller Avenue, Chorlton, Manchester, M21 7SG



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £375,000

 3  1  1  C


\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-proportioned and immaculately presented, THREE BEDROOM, end terrace property. It is ideally located for fantastic transport links, with the Metrolink on Mauldeth Road West just a 5-minute walk away, giving you direct access to Manchester City Centre and Manchester airport. There are both Primary and Secondary Schools on your doorstep and Chorlton Park nearby. In brief this fabulous home consists of; An entrance hall, a large lounge with a useful storage cupboard and views out over the front garden, a modern fully fitted kitchen/dining room which has access and views into the rear SOUTH WEST facing garden. To the first floor the landing reveals three good sized bedrooms and a white four-piece bathroom suite. The property benefits from gas fired central heating, a driveway providing off road parking for multiple vehicles and a large rear garden.







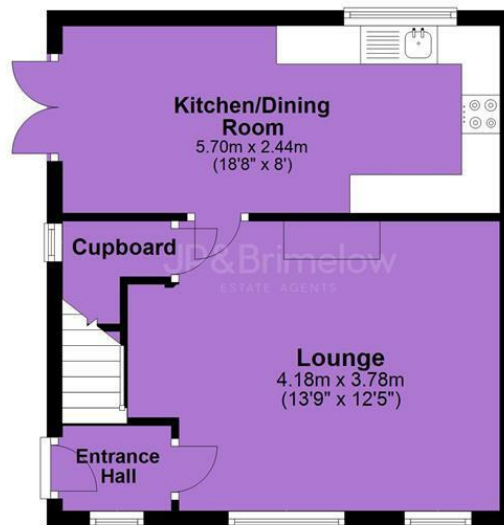
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

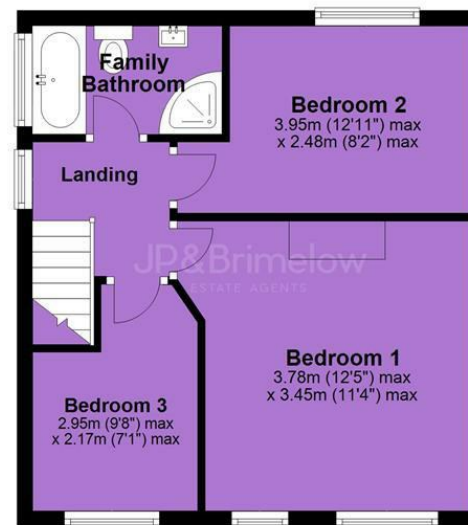


Tenure: **Freehold** Council Tax Band: **A**

## 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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