

Price: £385,000

VIDEO TOUR AVAILABLE A well-kept & tastefully extended, THREE BEDROOMED, bay fronted, semi-detached property situated on a highly popular residential road in Chorlton, off Edge Lane. Within easy walking distance to the centre of Chorlton with its array of independent cafes and shops. A five-minute walk to Longford Park, good local primary schools on your doorstep and the Metrolink station in either Stretford or Chorlton centre giving you direct access to Media City, the City centre and the airport. In brief, the well-planned accommodation comprises: a porch, entrance hallway, a through lounge/dining room, a fitted kitchen/breakfast room and a conservatory to the ground floor with access out into a fantastic rear lawned garden, which is in excess of 100ft. To the first floor there are three bedrooms and a fitted three-piece shower room. The property benefits from double glazed windows throughout, an alarm system, warmed by gas fired central heating, a gated driveway providing off road parking, a front enclosed garden and a well-established large rear lawned enclosed garden with a pond, detached garage, a summer house, a selection of fruit trees and bushes, vegetable patch and a greenhouse. Early inspection is highly recommended. Would suit a professional couple or a family. **Freehold Freehold with a chief rent of £5.50





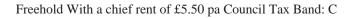














EPC Chart

M HM Government **Energy Performance Certificate**

11, Barway Road, MANCHESTER, M21 9JZ

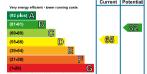
Dwelling type: Semi-detached house
Date of assessment: 08 December 2018
Date of certificate: 10 December 2018 0588-8972-7272-1858-4994 Type of assessment: RdSAP, existing dwelling

Use this document to:

Compare current ratings of properties to see which properties are more energy efficient
 Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: Over 3 years you could save			£ 2,433 £ 519
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	
Heating	£ 1,938 over 3 years	£ 1,503 over 3 years	You could
Hot Water	£ 306 over 3 years	£ 222 over 3 years	save £ 519
Totals	£ 2,433	£ 1,914	over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



| Current | Potential | The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to

The potential rating shows the effect of undertaking the recommendations on page 3.

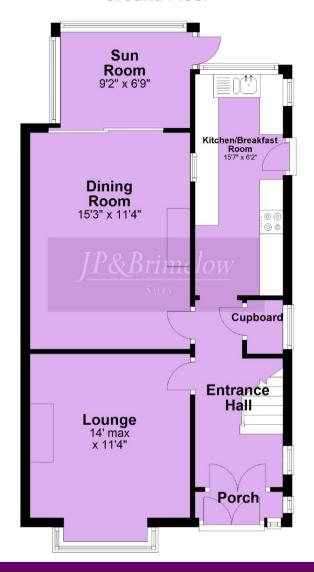
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

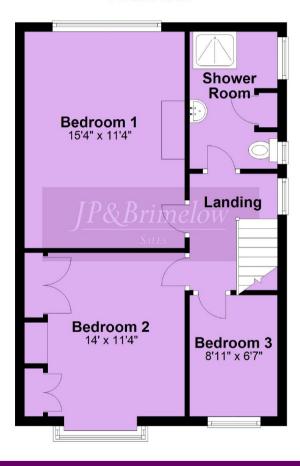
Typical savings over 3 years 1 Cavity wall insulation £500 - £1,500 £ 303 2 Floor insulation (suspended floor) £800 - £1,200 £ 132 3 Solar water heating £4,000 - £6,000 £ 84

See page 3 for a full list of recommendations for this property.

Ground Floor



First Floor



Chorlton & Didsbury Sales 430 Barlow Moor Road, Chorlton, Manchester, M21 8AD Chorlton: 0161 882 2233 Didsbury: 0161 448 0622 E: chorlton@jpbrimelow.co.uk www.jpandbrimelow.co.uk













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