

165 Kingsbrook Road, Whalley Range, M16 8NR



JP&Brimelow
SALES

Price: £440,000

****Help to Buy AVAILABLE.**** Plot 3 Kingsbrook Road is a **FOUR DOUBLE BEDROOMED** detached home, A brand-new development of 6 x semi-detached and 2 x detached homes situated in this exciting leafy location here in Whalley Range positioned on Kingsbrook Road offering spacious living over three floors. Within a ten-minute walk of Chorlton village that provides a lively/vibrant atmosphere and includes an array of independent street cafes, bars and restaurants. There are a variety of local shops catering for day to day requirements including the popular award winning Barbakan delicatessen and the Unicorn (Manchester's co-operative grocery). Within a ten-minute walk to the Metrolink station on St Werburghs Road in Chorlton, this provides easy access to a range of amenities including direct link to media city, Manchester International Airport and all the excitement of city life. The well-planned accommodation comprises; entrance hall, downstairs W.C/cloakroom, lounge, an open plan fitted kitchen/dining/living area with access into the rear enclosed lawned garden and a utility room to the ground floor. Whilst the first floor reveals two double bedrooms both benefit from an ensuite and the master bedroom has a walk-in dressing area. To the second floor there are two further double bedrooms and a three-piece shower room. The houses benefit from double glazing, gas fired central heating, driveway providing off road parking and a front and rear enclosed lawned garden. ****Size of individual unit is 1650sqft**** (All enquiries please email: jack@jpbrimelow.co.uk). ****FREEHOLD**





EPC Chart

Energy Performance Certificate



165, Kingsbrook Road, MANCHESTER, M16 8NR

Dwelling type: Detached house
Date of assessment: 22 August 2018
Date of certificate: 27 June 2019

Reference number: 8378-7338-6230-5552-0922
Type of assessment: SAP, new dwelling
Total floor area: 141 m²

Use this document to:

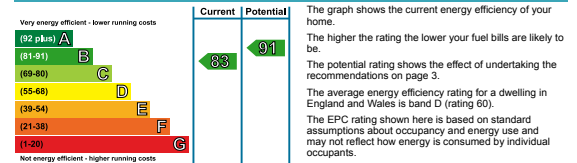
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,605

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 255 over 3 years	Not applicable
Heating	£ 924 over 3 years	£ 924 over 3 years	
Hot Water	£ 426 over 3 years	£ 426 over 3 years	
Totals	£ 1,605	£ 1,605	

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.

Energy Efficiency Rating

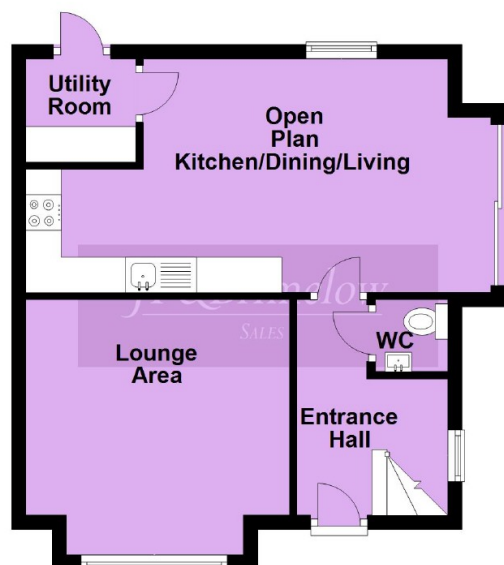


Actions you can take to save money and make your home more efficient

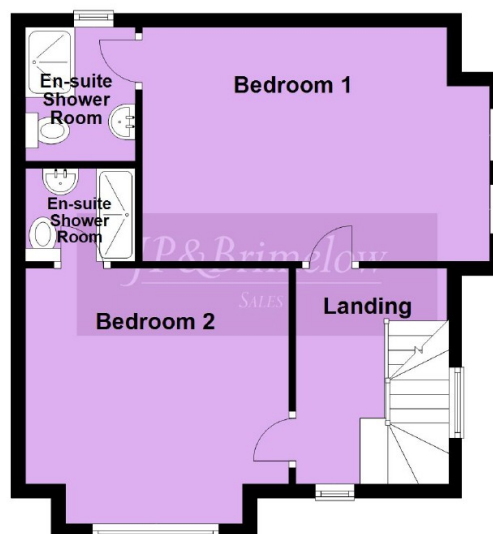
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 831

Freehold Council Tax Band:

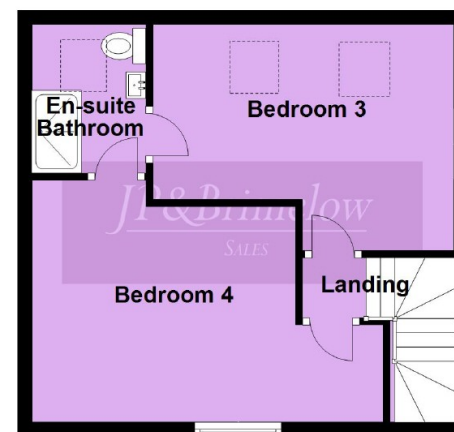
Ground Floor



First Floor



Second 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



JP&Brimelow
SALES

NOTICE: JP & Brimelow Chorlton & Didsbury 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 Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Follow us on Twitter @jpandbrimelow