



jordan fishwick

12 Bury Avenue, Whalley Avenue, M16 0AT

Guide Price £350,000



12 Bury Avenue, Whalley Range, Manchester, M16 0AT

Guide Price £350,000



The Property

A delightful bay fronted THREE DOUBLE BEDROOM MID TERRACED PERIOD PROPERTY boasting a SOUTH FACING REAR GARDEN, located on a quiet and well regarded CUL-DE-SAC in the leafy suburb of Whalley Range within only a short stroll of Chorlton Village and Manley Park. This delightful property will prove ideal for a young couple or family, offering spacious accommodation throughout and being well placed within walking distance of multiple local schools, parks and transport links including the Metro. The accommodation briefly comprises: covered porch, entrance hallway, dining room with large bay window open to the lounge with LOG BURNING STOVE, spacious kitchen. To the first floor there are three good sized bedrooms, the main with full height fitted wardrobes and bathroom fitted with a three piece suite. Double glazing and gas central heating have been installed. Externally, to the front of the property is a garden with hedgerow offering privacy from the road and gated path leading to the front door while to the rear, a landscaped walled courtyard garden enjoys a sunny southerly aspect and features large, well stocked beds with timber boundaries and lawn. An internal viewing of this fine home is most highly recommended. Council Tax: A.

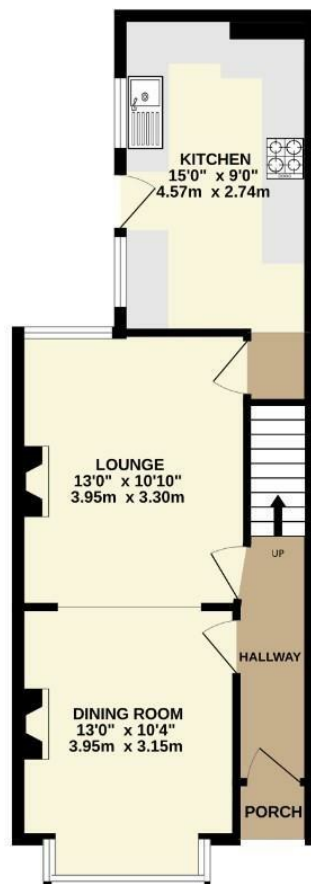
- Well presented mid terrace period property
- Three good sized bedrooms and two reception rooms
- South facing rear garden
- Quiet residential CUL-DE-SAC
- Walking distance to Chorlton Village and the Metro
- Ideal for young couple or family
- Spacious and versatile accommodation
- Short stroll from multiple parks and schools
- Council Tax: A



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



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington