



jordan fishwick

16 College Road, Whalley Range, M16 8FF

Guide Price £380,000



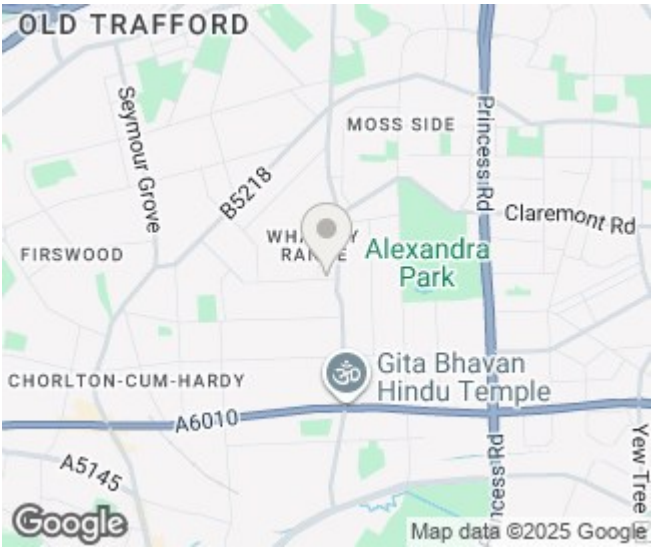
**16 College Road, Whalley
Range, Manchester, M16 8FF**
Offers Over £380,000



The Property

*****NO CHAIN***** Located on a well regarded tree-lined road is this delightful **THREE BEDROOM END TERRACE** modern property, offering spacious and light accommodation ideal for a young couple or family. This splendid property benefits from both a **DRIVEWAY AND GARAGE** providing off road parking to the rear and is well placed within only a short stroll from all local amenities, city centre transport links as well as multiple local schools and parks. The accommodation briefly comprises: enclosed porch, entrance hallway, 18ft lounge, kitchen. To the first floor there are three good sized bedrooms, each benefitting from full height fitted wardrobes, bathroom and separate w/c. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a delightful well established garden stocked with an array of plants and shrubbery while to the rear, a spacious garden features a large stone flagged patio area, gated driveway and detached garage. An internal viewing is most highly recommended. Sold with no onward chain. Council Tax: B

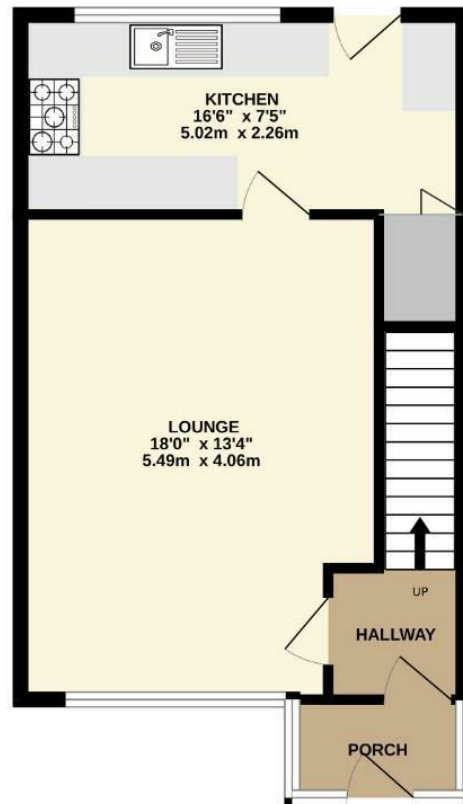
- NO CHAIN
- Three bedroom end terrace modern property
- Well regarded tree-lined road
- Driveway and garage providing off road parking
- Ideally placed for all local amenities and city centre transport links
- Walking distance to multiple local schools and parks
- Spacious and light accommodation throughout
- Ideal for a young couple or family
- Council Tax: B. EPC C



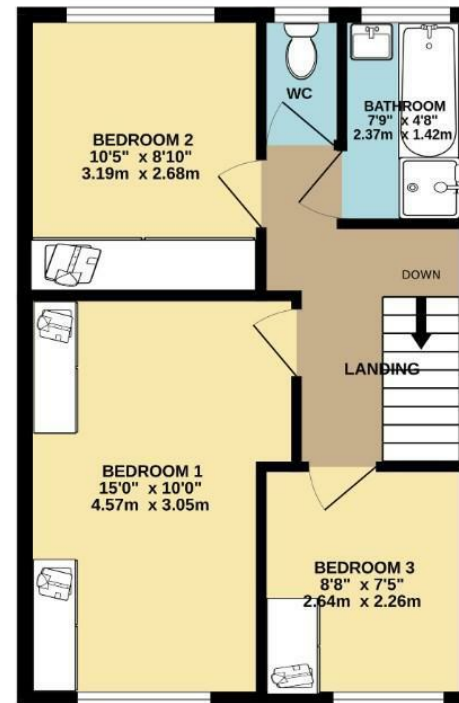
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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