

60a Brantingham Road, Whalley Range, Manchester, M16 8PP



**JP&Brimelow**  
ESTATE AGENTS



 5  3  2  B

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A FIVE DOUBLE BEDROOM bay fronted, semi-detached property situated on a highly popular residential road, in a central position in Whalley Range.

Close to Chorlton village which provides a lively and vibrant atmosphere and includes 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 twenty-minute walk to the Metrolink station on Wilbraham Road in Chorlton, this will provide easy access to a range of amenities including direct link to media city and all the excitement of city life.

The well-planned accommodation consists of; A reception entrance hall, a downstairs W.C, boiler room, a spacious lounge with a bay window and a truly stunning open plan fully fitted L shaped kitchen/dining/lounge opening out onto the paved patio and a utility room to the ground floor.

To the first floor there are three double bedrooms, the master benefitting from a three-piece en-suite shower room and a walk-in dressing area. As well as a four-piece family bathroom.

Whilst the second floor reveals two further double bedrooms with a Jack and Jill en-suite shower room.


The property benefits from a brick built outhouse, an alarm system, double glazing, a driveway providing off road parking and enclosed front & rear gardens. and internal inspection is highly recommended.

£700,000





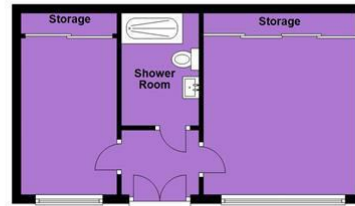
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		86	91
(81-91) <b>B</b>			
(69-80) <b>C</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 	

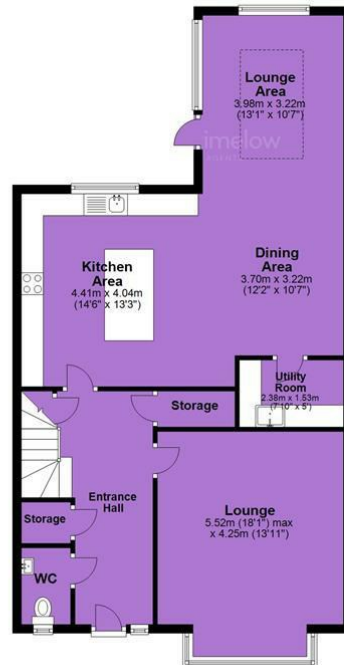
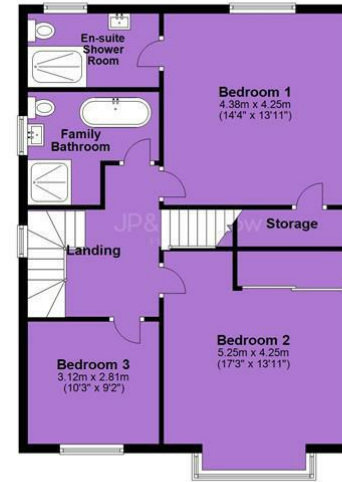


Tenure: Freehold Council Tax Band: F

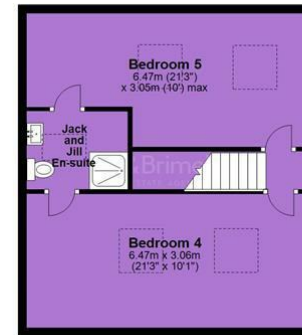
Ground Floor



First Floor



Second Floor



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