

42 Clarendon Road, Whalley Range, Manchester, M16 8LD



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 5  3  2  D

VIDEO TOUR AVAILABLE A beautifully presented and deceptively spacious, FIVE DOUBLE BEDROOM semi-detached home with a wealth of character. Positioned in a highly sought-after residential location on the borders of Whalley Range and Chorlton.

Within easy walking distance of Whalley Range amenities on Clarendon Road, as well as Manley Park and Alexandra Park.

In brief, the well-planned accommodation consists of; a porch, an entrance hall with access to the useful chambers cellars, a lounge to the front aspect with a bay window, a beautifully fitted kitchen/Breakfast room and a Family room to the rear aspect, leading to a three-piece shower room.

To the first floor there are three good sized double bedrooms and a three-piece bathroom suite. Whilst the second floor reveals a landing, two spacious bedrooms, one with access to a three-piece ensuite shower room as well as useful storage into the eaves.


The property features high ceilings, gas fired central heating, a paved driveway providing secure off-road parking and a rear enclosed lawned garden. Located within walking distance to well established primary schools and independent shops, bars and restaurants on Upper Chorlton Road. Close by to Manley Park Primary School and the café society on Manchester Road. Chorlton Metrolink station gives you direct access into the city centre and Media City.

£575,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Tenure: Leasehold Council Tax Band: C



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