

1 Stanley Road, Whalley Range, Manchester, M16 8HT



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully extended, THREE BEDROOM semi detached property, situated off Alexandra Road South, in Whalley Range. Close to St Bede's college and a stone's throw away from Alexandra Park.

The spacious property consists of an entrance hallway with useful storage, a downstairs W.C, an impressive lounge opening through to the extended fitted kitchen/diner, complete with bi-fold doors leading out to the rear South East facing garden.

Whilst to the first floor there is a landing leading to two double bedrooms, a three-piece modern bathroom suite and a further bedroom.

Local amenities nearby in both Whalley Range and Chorlton, with excellent transport links on your doorstep giving you the commuter direct access into the City Centre, Media City and Manchester International Airport.


Additional features include gas fired central heating, a gated driveway, providing ample secure off road parking for multiple vehicles and both front and rear enclosed gardens.

£450,000





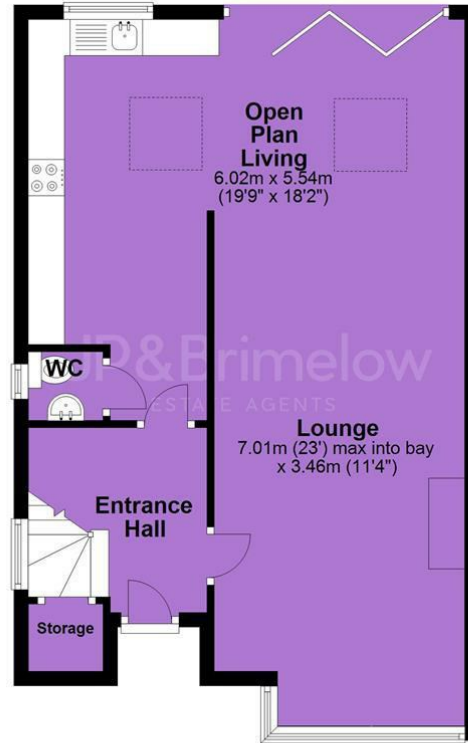
## EPC Chart

| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  |   |           |
| (92 plus) A                                 |  |   | 82        |
| (81-91) B                                   |  |   |           |
| (69-80) C                                   |  |   |           |
| (55-68) D                                   |  | 65  |           |
| (39-54) E                                   |  |   |           |
| (21-38) F                                   |  |   |           |
| (1-20) G                                    |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC  |           |

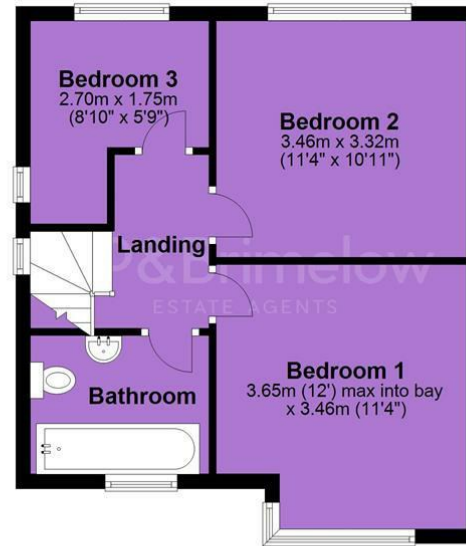


Tenure: Freehold Council Tax Band: B

### Ground Floor



### First Floor



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