

6 Bedford Avenue, Whalley Range, Manchester, M16 8JS



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £360,000

 4  2  3  E

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious and charming FOUR BEDROOM terraced house, located on Bedford Avenue in the sought-after area of Whalley Range. This property boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your family.

The property also has a large kitchen, which is perfect for cooking family meals or hosting dinner parties. Additionally, the rear storage room offers convenience and extra space to keep your belongings organized.

To the first floor you'll find a three-piece family bathroom, as well as two spacious double bedrooms. The property is completed by a further two good sized bedrooms on the top floor.

The property is warmed by gas fired central heating throughout.


Located in Whalley Range, you'll have easy access to local amenities, schools, and parks, making it an ideal location for families.







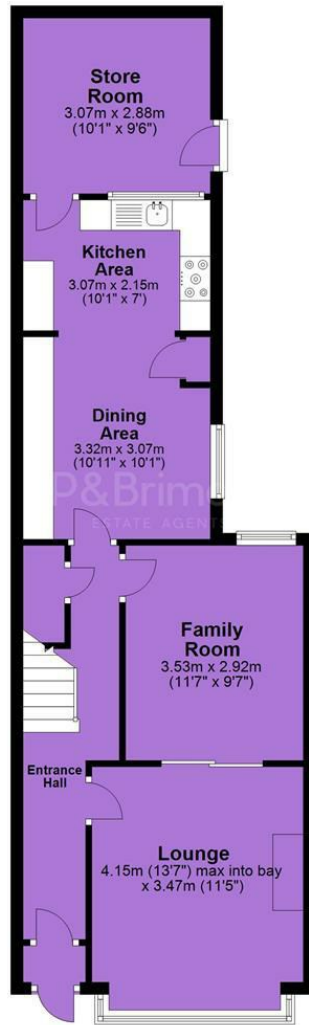
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>68</b>
(39-54)	<b>E</b>	<b>49</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: **B**

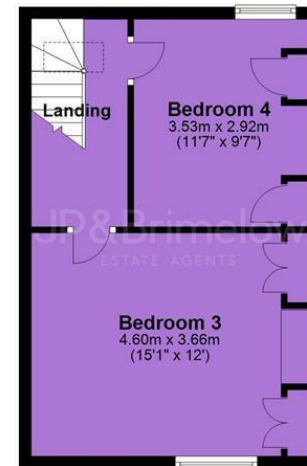
### Ground Floor



### First Floor



### Second Floor



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