

81 Clarendon Road, Whalley Range, Manchester, M16 8JF



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Offers In The Region Of £425,000




VIDEO TOUR AVAILABLE A spacious FIVE BEDROOM, New build property. Built in 2015 with a warranty until 2025. This bay fronted, end terrace is close by to the Metrolink stations in both Chorlton on Wilbraham Road and the Firswood station on Ryebank Road. Giving you direct access into the City Centre and Media City. The well-planned accommodation consists of; a porch, an entrance hallway, a lounge with a bay window to the front of the home, a useful downstairs W.C and an impressive sized fitted kitchen/diner, with access into the rear enclosed courtyard. Whilst to the first floor there are two double bedrooms, a three-piece shower room and a fitted three-piece bathroom. The second floor reveals a landing leading to three further bedrooms. The property is warmed by gas fired central heating and is positioned on a popular residential road in Whalley Range, within walking distance to the local shops on Clarendon Road, Manley Park and good local Primary Schools.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	77	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Freehold** Council Tax Band: **C**



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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