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



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.





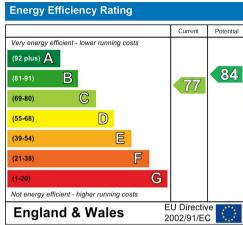








EPC Chart







Tenure: Freehold Council Tax Band: C



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⁽i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;





⁽ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of face but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

⁽iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property