

36 Holwood Drive, Whalley Range, Manchester, M16 8WS



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4 2 3 C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* Located on a quiet cul-de-sac here in Whalley Range is the setting of this attractive FOUR BEDROOM semi-detached and bay fronted family home. Holwood Drive can be found in a leafy location of Kingsbrook Road here in Whalley Range, within walking distance to Whalley Range Tennis Club. This attractive and deceptively spacious property that has extended accommodation over two floors.

Entry is at ground level, a porch, entrance reception hallway. A lounge with a bay window to the front aspect with sliding doors leading to the dining room with access out into the rear enclosed lawned garden, a fitted kitchen, an extended family room benefiting from an ensuite three-piece shower room and an office to the front aspect completes this impressive ground floor accommodation.

Stairs leading to the first-floor landing with three bedrooms and a fitted white four-piece family bathroom.

Features throughout the property, an alarm system, solar panels, warmed by a combi boiler providing gas fired central heating. A driveway providing parking to the front aspect. The fantastic enclosed lawned garden is enclosed by a timber panelled fence with the neighbouring properties.

Nearby to Hough End playing fields, Whalley Range Girls School & William Hulme Grammar School are all on your doorstep and the cafes and bars for which Chorlton is loved by so many, are a five-minute drive away on Beech Road.


Will suit a growing family due to the space and location.

£500,000





### EPC Chart

| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  |   |           |
| (92 plus) <b>A</b>                          |  |   | <b>86</b> |
| (81-91) <b>B</b>                            |  | <b>73</b>   |           |
| (69-80) <b>C</b>                            |  |   |           |
| (55-68) <b>D</b>                            |  |   |           |
| (39-54) <b>E</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: Leasehold 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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