

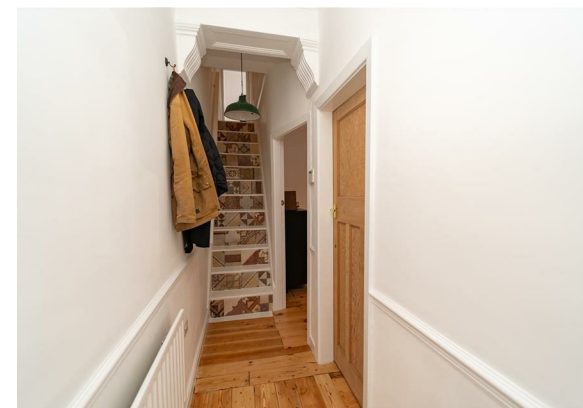
11a Cambridge Avenue, Whalley Range, Manchester, M16 8JY



Offers In The Region Of £300,000


 3  1  2  D

VIDEO TOUR AVAILABLE A spacious & attractive, TWO DOUBLE BEDROOMS & A NURSERY/STUDY, bay fronted, period, mid terrace property positioned in a leafy location off Egerton Road North. The property is close to several schools, including the Ofsted outstanding Manley Park Primary School, the Hilary Step Bar and the local amenities on Manchester Road in Chorlton. The well-planned accommodation over two floors comprises; an entrance hallway, a through lounge/dining room leading to a and a modern fitted kitchen/breakfast room to the ground floor with access out to the side aspect into the rear enclosed courtyard style garden. To the first floor there is a landing leading to two double bedrooms, a third bedroom/nursery and a modern white three-piece family bathroom suite. The property benefits from many period features throughout, under stairs storage, warmed by gas fired central heating and a rear enclosed courtyard style garden. Is ideally located for transport links to Media city, Manchester Airport and Manchester City Centre either by the Metrolink or by bus on Upper Chorlton Road.





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 



Tenure: **Freehold** Council Tax Band: **A**

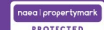
Ground Floor



First Floor



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