

59 Caistor Close, Whalley Range, Manchester, M16 8NW



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ESTATE AGENTS

Offers In The Region Of £360,000


 3  2  2  B

VIDEO TOUR AVAILABLE A tastefully extended and well presented, THREE BEDROOM bay fronted modern end of terraced property. Situated on this popular residential Road, off Alexandra Road South in Whalley Range. Nearby to the Metrolink stations on both St Werburgh's Road and Mauldeth Road West. Bus routes on Alexandra Road South direct into the city centre and motorway links to Manchester International Airport. Close to Hough End Playing Fields, Whalley Range Lawn Tennis Club behind you as well as local amenities. In brief, the well-planned accommodation consists of an entrance hall, a useful downstairs W.C, a good-sized lounge with a bay window to the front aspect, a fitted kitchen/Dining room and a conservatory with access into the rear enclosed lawned garden. Whilst to the first floor there are three bedrooms, two benefitting from built in storage. A fitted three-piece family bathroom completes this lovely home. The property benefits from gas central heating, the property enjoys a larger than average plot with a generous private rear garden with patio areas, a driveway providing parking for two cars plus a useful garage.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

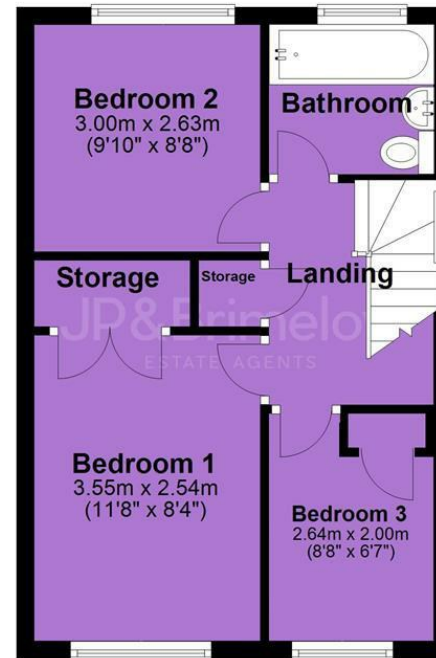


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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