

18 Park Drive, Whalley Range, Manchester, M16 0AH



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and immaculately presented SIX BEDROOM, bay fronted semi-detached property with accommodation over three floors. This tastefully extended home is positioned on a highly regarded residential tree lined road situated off College Road.

Within walking distance to transport links on Upper Chorlton Road giving you direct access to motorways, cycle route, the city centre and the Metrolink station nearby on Ryebank Road in Firswood. Alexandra Park is nearby, Manley Park Primary School, St Bede's College & William Hulme Grammar School are all on your door step.

In brief, the well-planned accommodation comprises; a porch, entrance/reception hallway, a downstairs W.C, a lounge to the front with a bay window, an impressive extended family room leading to an extended dining area and a modern fitted kitchen to the ground floor with access out to the side utility area.

To the first floor there is a landing leading to three double bedrooms, a study/nursery to the front aspect and a white three-piece shower room completes this floor.

Whilst to the second floor reveals a landing with a storage cupboard housing the hot water tank, a white three-piece shower room and two further double bedrooms, one benefits from a walk-in wardrobe.


The property retains a host of original features such as high ceilings, coving, an alarm system, warmed by gas fired central heating. A driveway to the front aspect providing off road parking and a rear private enclosed lawned garden.

£570,000



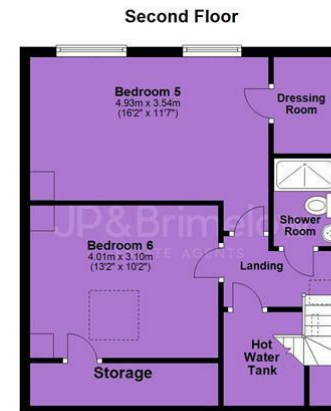
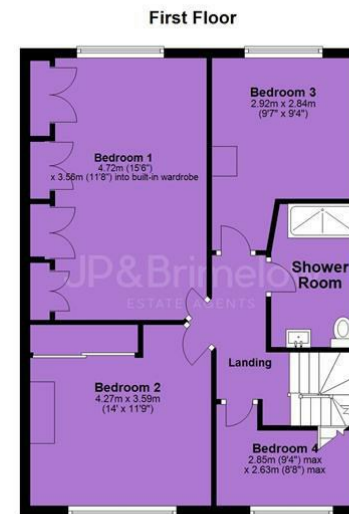
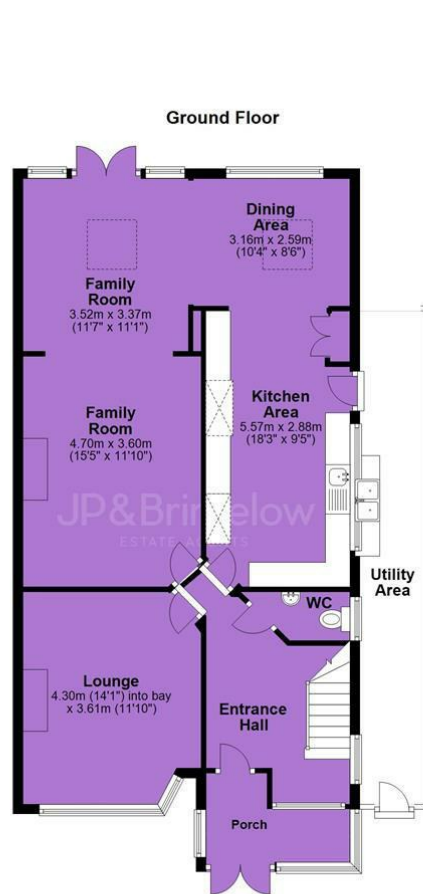


## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		43	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: C



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