

98 Yarburgh Street, Whalley Range, Manchester, M16 7EH



FOR SALE  
JP&Brimelow  
ESTATE AGENTS  
0161 882 2233

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A handsome and imposing FIVE DOUBLE BEDROOM period end of terrace offering stunning living accommodation arranged over 4 floors with south facing garden. Located in a highly convenient corner of leafy Whalley Range, this spacious property is positioned a within easy reach of Manchester City Centre, Chorlton high-street and Alexandra Park.

This bay fronted property is within walking distance to fantastic transport links on Alexandra Road South, with links to motorways and the Metrolink station in both Firswood and Chorlton. Giving you direct access to Manchester city centre, Manchester airport and Media City. Alexandra Park is at the top of the road and both St Bede's College and William Hulme Grammar School are also on your door step.

In brief, the accommodation comprises of; a large entrance hallway with access down to the fully converted basement level, a grand lounge with a bay window to the front aspect, a dining room to the side aspect with a stunning fireplace, a beautiful fitted kitchen/breakfast room with Quartz worktops and a utility room to the ground floor with access out into the private & sunny enclosed garden.

To the first floor there is landing, leading to generous three double bedrooms and a three-piece white shower room.

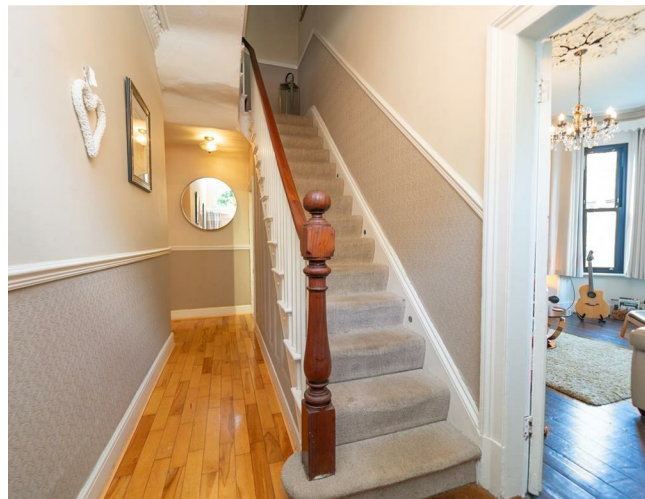
Whilst the second floor reveals a landing leading to a further double bedroom and a luxury family bathroom complete with quality fixtures.

A well-planned converted basement comprises; a hallway, downstairs cloaks W.C, a sitting room/double bedroom to the front, a useful storage cupboard and a spacious home office completes this floor.

This property retains a host of original features such as high ceilings, coving, period fireplaces, is warmed by gas fired central heating and has double glazed sash windows. The property benefits from front, side and rear enclosed walled gardens with raised patio terraces.


A lovely family home with lots of character and charm in superb central location.

£550,000





### EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	<b>75</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: Freehold Council Tax Band: B



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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