

3 Wardley Avenue, Whalley Range, Manchester, M16 8WX



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ESTATE AGENTS



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VIDEO TOUR AVAILABLE A spacious and attractive Four-Bedroom, Semi-detached family home located in Whalley Range. This well-presented four-bedroom bay-fronted semi-detached home.

Located on a sought-after cul-de-sac in Whalley Range, just off St Austell Road. Offering a perfect blend of period charm and modern comfort, this spacious property is ideal for families.

The home features high ceilings and restored double-glazed windows with original stained glass. It's just a 15-minute walk to St Werburgh's Road Metrolink Station, providing easy access to Manchester City Centre and MediaCityUK. Excellent schools, including Chorlton High School, and leisure facilities like Whalley Range Cricket and Tennis Club are nearby.

The ground floor comprises a welcoming entrance hallway, a family room with a bay window, a lounge with views of the rear garden, and a spacious kitchen/diner with access to the patio and lawned garden. There is also a downstairs W.C and understairs storage.

Upstairs, there are four well-sized bedrooms, including a master bedroom with a bay window, and a modern three-piece family bathroom.

Externally, the property benefits from a driveway with off-road parking leading to a useful garage. The rear garden is fully enclosed with a lawn and mature borders, offering a private outdoor space.

Charming period features like a cast iron fireplace and original picture rails add character and the property is warmed by gas-fired central heating.

Early viewing is highly recommended to appreciate this fantastic family home in a prime location.

£600,000





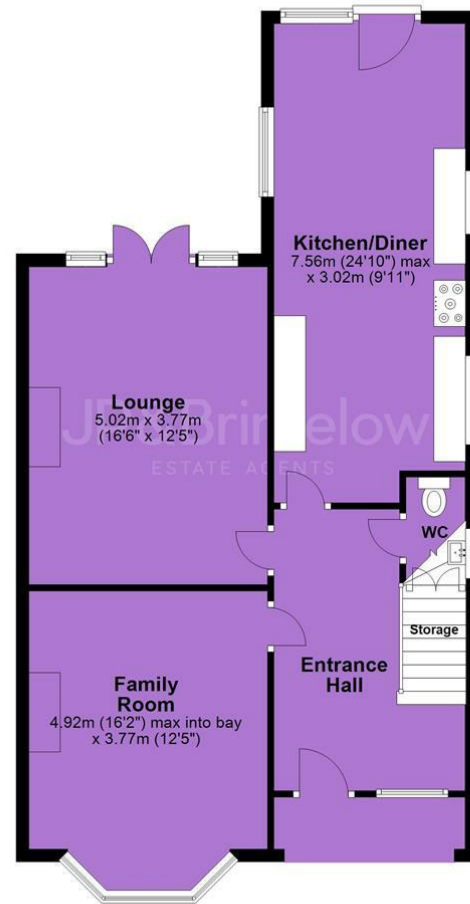
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(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	

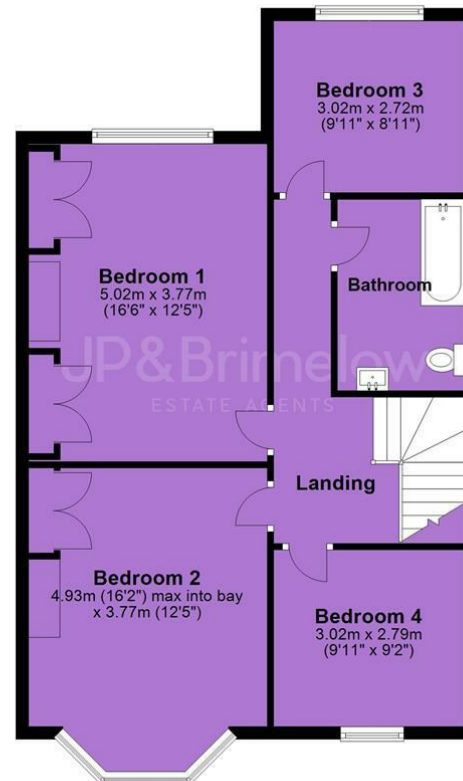


Tenure: Freehold Council Tax Band: D

Ground Floor



First Floor



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