

9 Hartley Hall Gardens, Whalley Range, Manchester, M16 8LP



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ESTATE AGENTS



# Offers Over £430,000



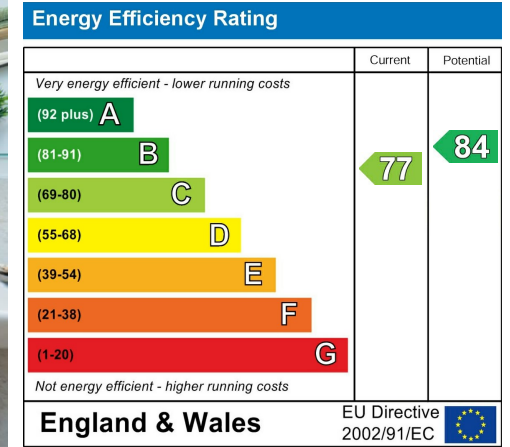
\*\*\*VIDEO TOUR AVAILABLE\*\*\* A stunning & spacious THREE DOUBLE BEDROOM, modern, mid terraced property. Situated on this private and gated development, off Gowan Road here in Whalley Range. The property is in a fantastic position for travelling into Manchester City Centre via the Metrolink in Chorlton and has a number of fantastic schools on the doorstep. Alexandra Park is nearby for walks, runs and sports facilities available including tennis courts. This light & airy property consists of a vestibule, an entrance hall, downstairs W.C, a fitted kitchen/breakfast room to the front and a lounge to the rear providing access into the enclosed landscaped garden. To the first floor there is a landing leading to two good sized bedrooms and a white three-piece family bathroom. A useful study area with stairs leading to the master suite. The second floor reveals an impressive master bedroom suite with a white three-piece ensuite shower room. The property benefits from gas fired central heating, allocated parking spaces, a security alarm and a landscaped rear enclosed garden with raised decked terrace and a useful storage shed. OFFERED WITH NO CHAIN.







## EPC Chart



Tenure: **Leasehold** Council Tax Band: **D**



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