

6 Hawarden Avenue, Whalley Range, Manchester, M16 0AP

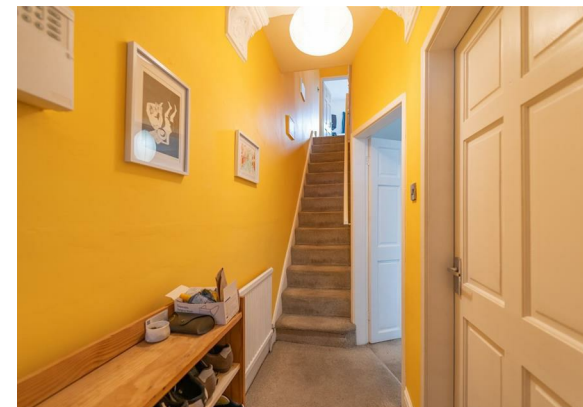


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £315,000


 3  1  2  D

VIDEO TOUR AVAILABLE A charming and well-presented THREE BEDROOM mid-terrace house, located on Hawarden Avenue in the sought-after area of Whalley Range. As you step inside, you are greeted by a welcoming hallway, leading to spacious open plan lounge/diner, a fitted kitchen, opening to the rear. With three bedrooms and a family bathroom to the first floor. Situated close to Manley Park, this home offers not only a beautiful living space but also the convenience of local amenities just a stone's throw away. This property boasts a delightful rear courtyard garden and central heating throughout. Don't miss the opportunity to make this lovely house your new home in the heart of Whalley Range.





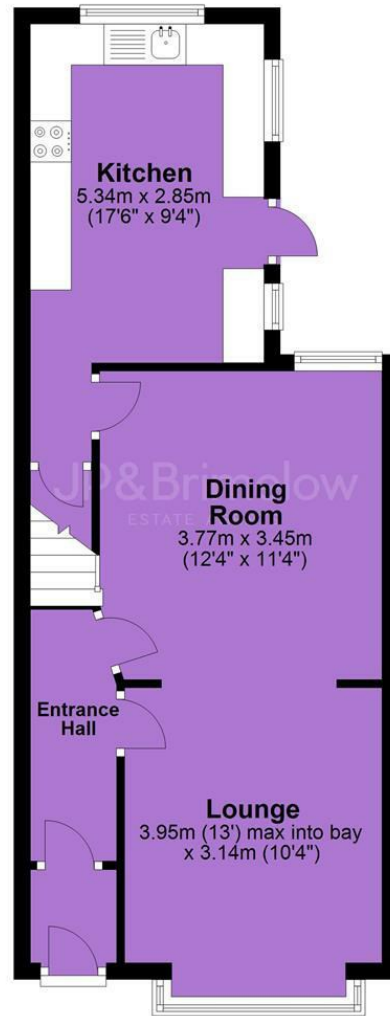
EPC Chart

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-----------|--|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | 68 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | | EU Directive 2002/91/EC  |



Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



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