

78a Clarendon Road, Whalley Range, Manchester, M16 8LA



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**\*\*\*VIDEO TOUR AVAILABLE\*\*\*** A stylishly presented & deceptively spacious, **THREE DOUBLE BEDROOM**, attractive semi-detached residence over four floors. Situated in a highly popular residential location on the borders of Whalley Range and Chorlton.

Within easy walking distance of Whalley Range amenities on Clarendon Road, Manley Park, Alexandra Park, Manley Park Primary School and the café society on Manchester Road. Chorlton Metrolink station is close by which gives you direct access into the city centre & Media City.

In brief, the accommodation comprises of; An entrance hall with access to the useful cellar, a beautifully fitted kitchen/breakfast room to the front aspect with a bay window and a lounge/dining room to the rear aspect with french doors giving access out into the landscaped enclosed garden completes the ground floor.

The useful cellar comprises; a hallway, a utility room and a cellar chamber being used as a study/home office.

To the first floor there is a landing leading to two good sized double bedrooms and a modern white four-piece family bathroom.

Whilst the second-floor landing reveals a large master bedroom with a walk-in wardrobe, a separate W.C off the landing and a useful storage cupboard.

The property benefits from period features, high ceilings, stained and leaded glazing, warmed by gas central heating, a driveway providing secure off-road parking and front and rear enclosed lawned garden with a children's play area.

Located within walking distance to well established primary schools and independent shops, bars and restaurants on Upper Chorlton Road.

Will suit a professional couple or a growing family due to the location.

£495,000










## 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>		79
(55-68) <b>D</b>	57	
(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



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