

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



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VIDEO TOUR AVAILABLE An immaculately presented & tastefully extended THREE DOUBLE BEDROOMED, modern, mid terraced property is situated on this private and secure gated development, off Gowan Road here in Whalley Range.

The property is close to several local primary schools, the fantastic Alexandra Park is nearby with its open green space and sports facilities, highly regarded secondary schools. The property is in a fantastic position for travelling into Manchester City Centre via the Metrolink in Chorlton or several bus routes on Alexandra Road South.

The current owners have extended this light & airy property to the ground floor and the well planned accommodation consists of a vestibule with two storage cupboards, an entrance hall, downstairs W.C, a fitted kitchen/dining room to the front aspect, a lounge with access to the rear extension currently being used as a children's play room providing access into the rear enclosed garden.

To the first floor there is a landing leading to two good sized bedrooms, a fitted white three-piece family bathroom. A study/office area with stairs leading to the second floor.

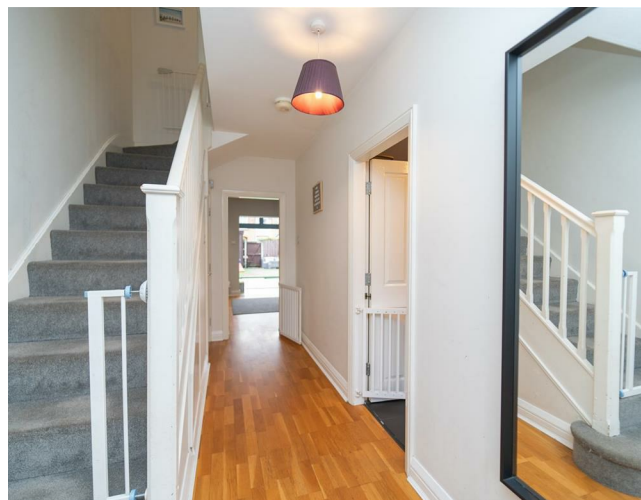
Whilst the second floor reveals an impressive master suite with space for a sitting area and benefits from a modern fitted three-piece ensuite shower room.

The property benefits from double glazing throughout, warmed by gas fired central heating, two allocated parking spaces to the front of the property, a security alarm and a rear enclosed garden with artificial turf and a paved patio area.

Would suit a professional couple or a young family due to the location and space available.


OFFERED WITH NO VENDOR CHAIN.

£445,000





EPC Chart

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



Tenure: Leasehold Council Tax Band: D



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