

2 Shuttleworth Close, Whalley Range, Manchester, M16 8NN



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £200,000


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\*\*\*VIDEO TOUR AVIALABLE\*\*\* A rare opportunity to purchase this TWO BEDROOM, garden fronted, semi-detached, bungalow. IN NEED OF COSMETIC UPDATING THROUGOUT. Nicely tucked away just off Nettleford Road, on the borders of Whalley Range and Chorlton. Positioned on a highly popular residential cul-de-sac in Whalley Range off Kingsbrook Road, with views to the rear aspect looking over Whalley Range Cricket Club. A fantastic position for the commuter travelling into Manchester city centre, Media city or Manchester airport via the direct bus route or the Metrolink station in Chorlton on Wilbraham Road. The well-planned accommodation consists of; A porch, a good-sized lounge to the front aspect, a kitchen with access out into the rear garden, a three-piece wet room and two bedrooms completes the property. The property benefits from gas fired central heating, a rear enclosed garden and a driveway providing off road parking.





## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Tenure: **Leasehold** Council Tax Band: **B**

## Ground Floor



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