

18 Park Drive, Whalley Range, Manchester, M16 0AH



JP&Brimelow
ESTATE AGENTS



6 2 2 E

VIDEO TOUR AVAILABLE An attractive and immaculately presented SIX BEDROOM, bay fronted semi-detached property with accommodation over three floors. This tastefully extended home is positioned on a highly regarded residential tree lined road situated off College Road.

Within walking distance to transport links on Upper Chorlton Road giving you direct access to motorways, cycle route, the city centre and the Metrolink station nearby on Ryebank Road in Firwood. Alexandra Park is nearby, Manley Park Primary School, St Bede's College & William Hulme Grammar School are all on your door step.

In brief, the well-planned accommodation comprises; a porch, entrance/reception hallway, a downstairs W.C, a lounge to the front with a bay window, an impressive extended family room leading to an extended dining area and a modern fitted kitchen to the ground floor with access out to the side utility area.

To the first floor there is a landing leading to three double bedrooms, a study/nursery to the front aspect and a white three-piece shower room completes this floor.

Whilst to the second floor reveals a landing with a storage cupboard housing the hot water tank, a white three-piece shower room and two further double bedrooms, one benefits from a walk-in wardrobe.

The property retains a host of original features such as high ceilings, coving, an alarm system, warmed by gas fired central heating. A driveway to the front aspect providing off road parking and a rear private enclosed lawned garden.

£550,000



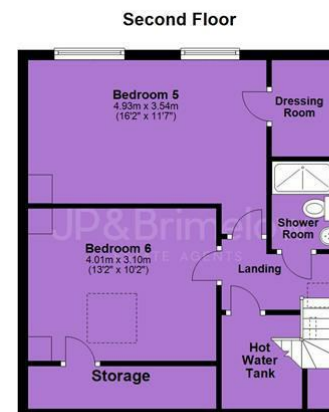
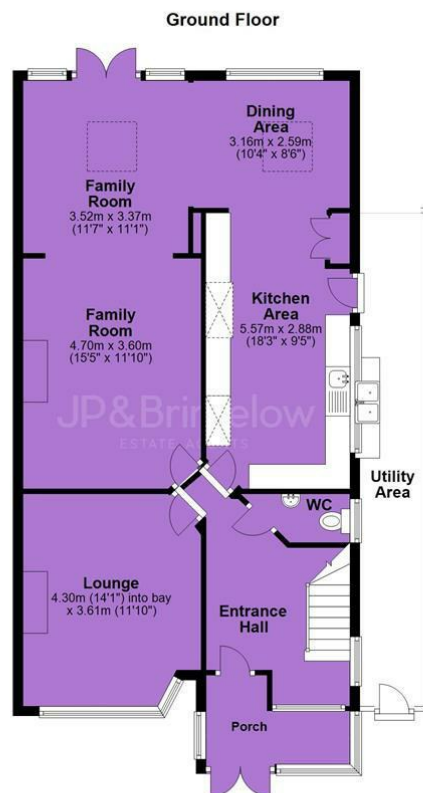


EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold Council Tax Band: C



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

