

69 Clarendon Road, Whalley Range, Manchester, M16 8JF



**JP&Brimelow**  
ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A stunning and deceptively spacious FOUR DOUBLE BEDROOM end-terrace home, full of charm and character. Ideally located in a highly sought-after residential area on the borders of Whalley Range and Chorlton.

Conveniently located within walking distance of the amenities on Clarendon Road in Whalley Range, Manley Park, Alexandra Park, Manley Park Primary School, the vibrant café scene on Manchester Road, and Chorlton Metrolink station, providing direct access to the city centre and Media City.

In summary, the accommodation features a vestibule porch, an entrance hall with useful storage cupboard and a W.C, a fabulous through lounge/dining room with access out into the rear courtyard via patio doors. There is a box bay window to the front aspect, a column radiator, log burning stove and stripped and painted floor boards. A modern fully fitted kitchen with views and access out into the rear courtyard completes this floor.

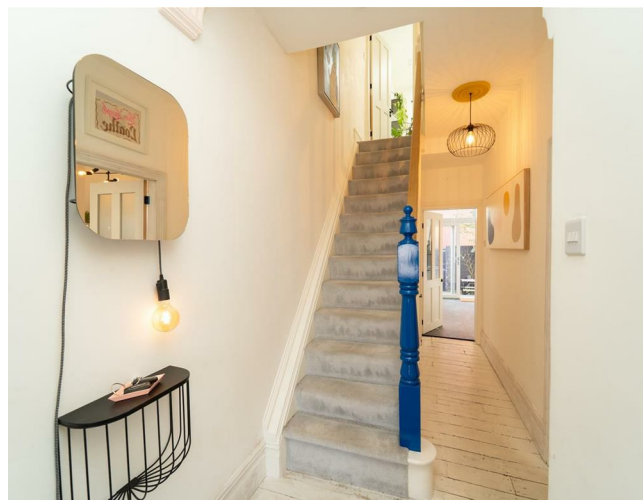
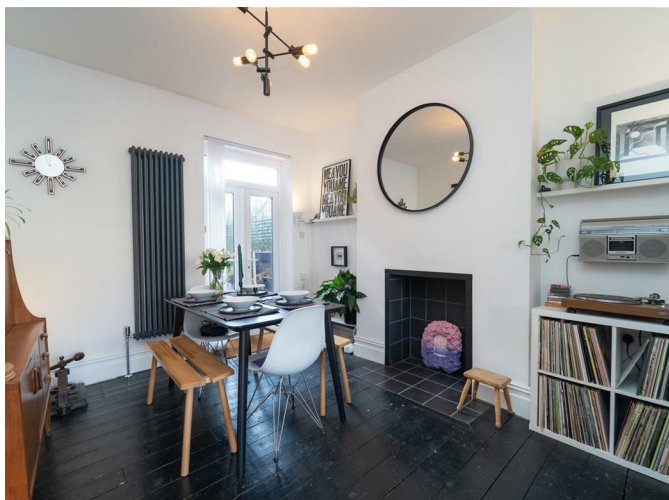
To the first floor there are two sizeable bedrooms, the principle benefitting from a box bay window to the front aspect. A stunning white four-piece bathroom complete with dual sinks and a walk-in shower.

The second floor reveals a landing leading to two generously sized double bedrooms, and access to ample eaves storage completing this lovely home.

The property features high ceilings, original features, gas-fired central heating, and a rear enclosed courtyard.

£415,000










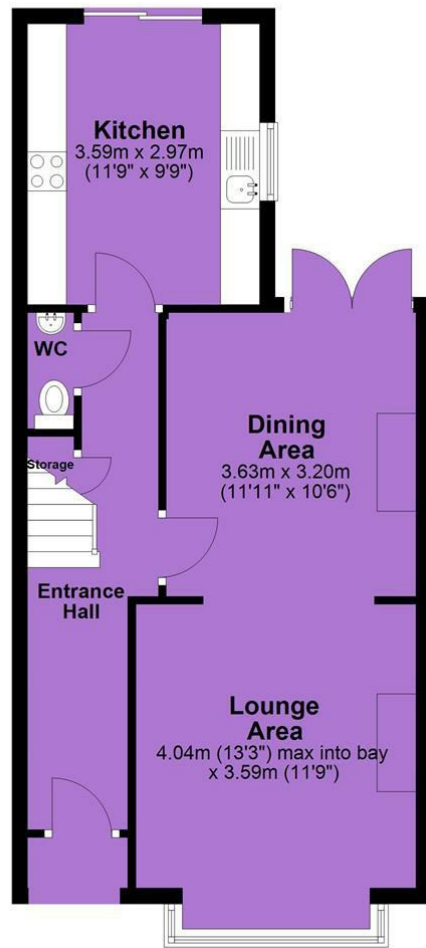
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(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 

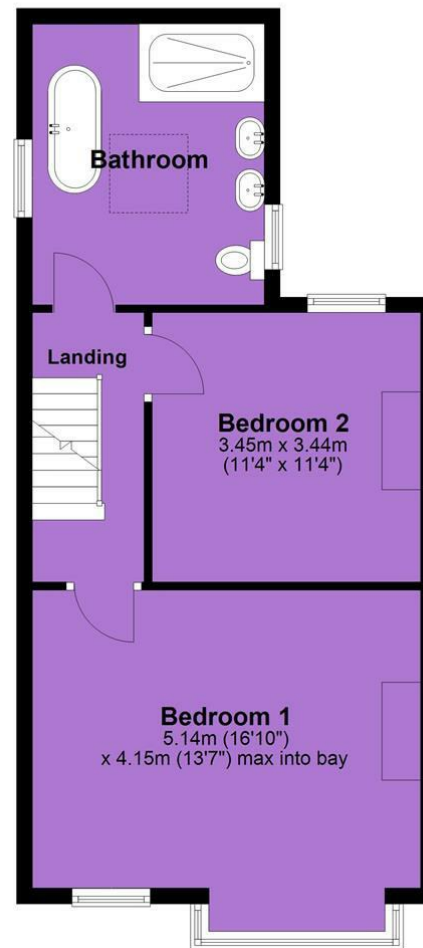


Tenure: Freehold Council Tax Band: B

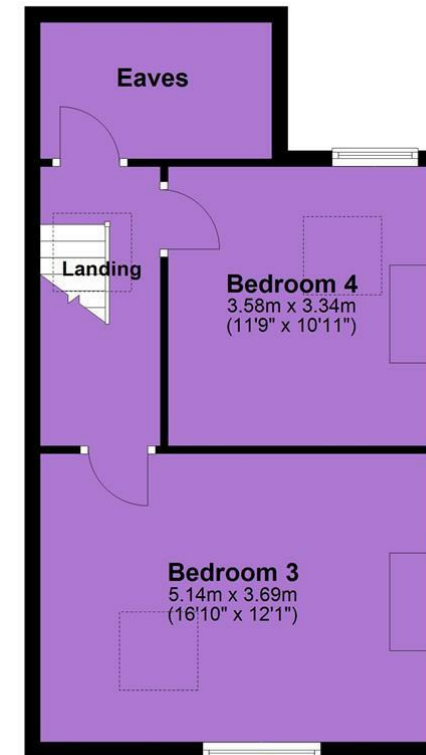
## Ground Floor



## First Floor



## Second Floor



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