

92 Yarburgh Street, Whalley Range, Manchester, M16 7EH



**JP&Brimelow**  
ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A charming & spacious FIVE BEDROOM, period, bay fronted mid terrace property. Situated on a highly regarded tree lined residential road in Whalley Range.

Within walking distance to fantastic transport links, giving you direct access into the city centre, with links to motorways and trams nearby, Alexandra Park, St Bede's College & William Hulme Grammar School are all on your door step.

In brief, the accommodation comprises of; A porch, an entrance hall with access down into the useful chamber cellars, a delightful through lounge/ dining area with bay window to the front aspect and access out into the rear garden via patio door from the dining area. A good sized fully fitted kitchen with breakfast area to the rear with views and access out into the rear garden.

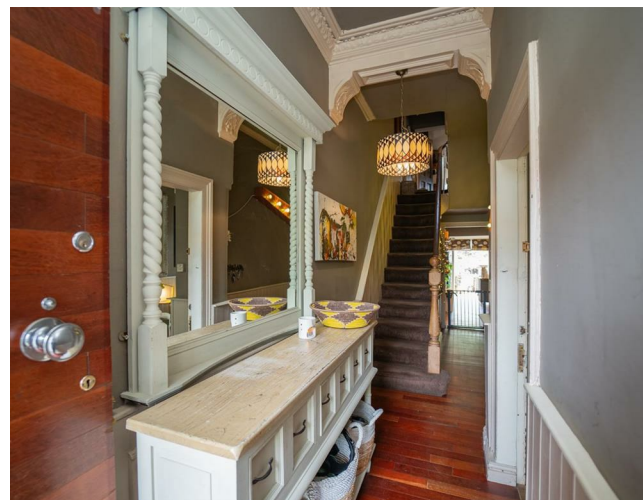
To the first floor there are three bedrooms one benefitting from built in storage. A white three-piece bathroom complete with free standing roll top bath completes this floor.

Whilst to the second floor the landing reveals an additional two bedrooms one benefitting from a useful storage cupboard and additional eaves storage. A three-piece bathroom completes this lovely home.

The property benefits from gas fired central heating, high ceilings, picture rails, original period features, chamber cellars and both front and rear enclosed gardens.

£500,000









## EPC Chart

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 81        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 60                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



Tenure: Freehold Council Tax Band: B



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