

7 Holwood Drive, Whalley Range, Manchester, M16 8WS



JP&Brimelow
ESTATE AGENTS

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*****VIDEO TOUR AVAILABLE***** A fantastic location on a quiet cul-de-sac here in Whalley Range is the setting of this **FOUR BEDROOM** detached family home. Holwood Drive can be found in a leafy location of Kingsbrook Road here in Whalley Range, within walking distance to Whalley Range Tennis Club.

This deceptively spacious property is **IN NEED OF FULL COSMETIC UPDATING** THROUGHOUT.

Entry is at ground level, through a porch, entrance reception hallway. A lounge with a window to the front overlooking the front garden, a dining room with views into the rear enclosed lawned garden, a fitted kitchen/breakfast room, a downstairs W.C and a useful utility room with access out into the rear lawned garden.

Stairs leading to the first-floor landing with doors leading to; four bedrooms and a fitted three-piece family bathroom.

Features throughout the property warmed by a floor mounted boiler providing gas fired central heating. A driveway providing off road parking to the front aspect and access to a useful garage. There is enclosed lawned garden to three sides and occupying a fantastic plot that is screened by a mixture of a brick wall and timber panelled fence with the neighbouring properties, well stocked and planted flower beds.

The excellent Hough End playing fields are nearby, Whalley Range Girls School & William Hulme Grammar School are all on your doorstep and the cafes and bars for which Chorlton is loved by so many, are a ten-minute drive away on Beech Road.

OFFERED WITH NO VENDOR CHAIN.

Early viewing is highly recommended and will suit a growing family due to the space and location.

£525,000





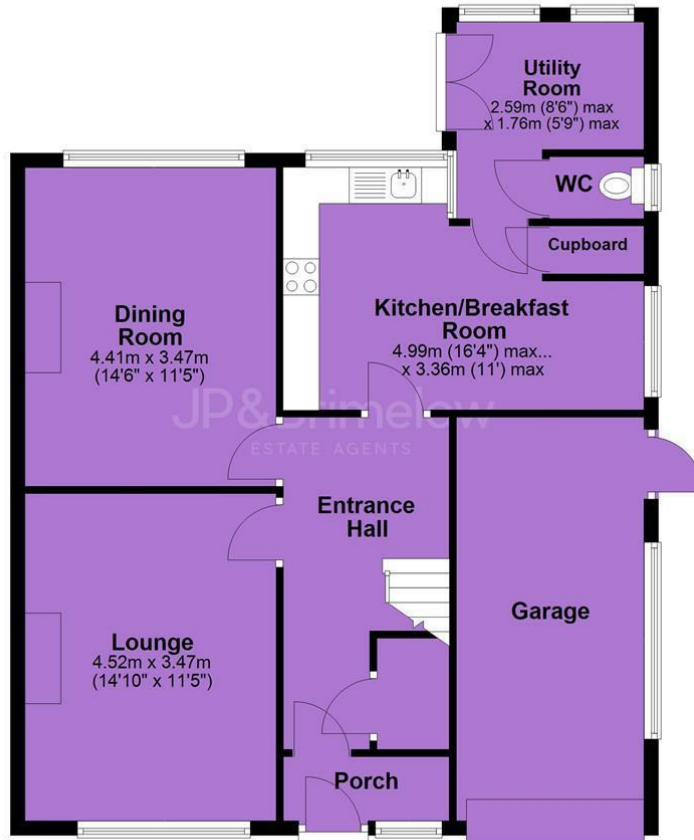
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E	36	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

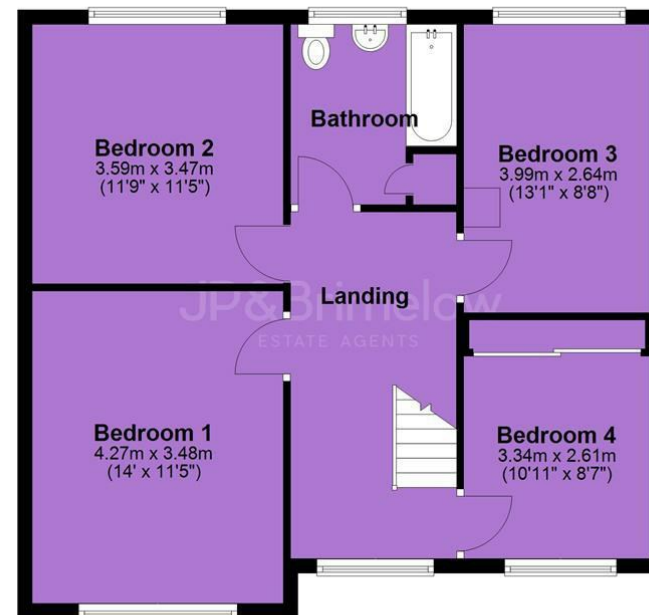


Tenure: Leasehold Council Tax Band: D

Ground Floor



First Floor



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



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