

8 Hartley Hall Gardens Gowan Road, Whalley Range, Manchester, M16 8LP



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious and beautifully presented three-double-bedroom end townhouse, situated within the secure, gated development of Hartley Hall Gardens in leafy Whalley Range. This property offers the perfect balance of modern living within a peaceful, well-established community.

Located in one of the area's most sought-after developments, this property benefits from beautifully landscaped communal grounds, excellent transport links, and highly regarded primary and secondary schools nearby. Just a five-minute walk to Alexandra Park, where you can enjoy tennis courts, sports facilities, a pond, and a café. Chorlton Metrolink and major bus routes provide easy access to Manchester City Centre, with convenient motorway connections nearby.

The well-planned accommodation includes a vestibule, welcoming entrance hall, downstairs W.C., and a modern kitchen/dining area to the front. The spacious lounge at the rear offers garden views and access to a private, southwest-facing, low-maintenance garden, perfect for relaxation.

On the first floor, a landing leads to two generously sized double bedrooms, one with built-in wardrobes, and a stylishly refurbished three-piece family bathroom fitted with premium fixtures and finishes and a useful study/home office. Leading from the home office, stairs take you to the impressive second-floor principal suite, spanning over 29ft. Offering a private retreat with ample space for an additional seating/TV area or home gym, this floor also benefits from a recently refurbished en-suite shower room, featuring high-quality fittings.

This home will appeal to professionals, young families, and those looking for a comfortable and stylish home in a vibrant area with easy access to Manchester City Centre and local amenities.

Additional features include gas-fired central heating with a Worcester Bosch boiler and two dedicated parking spaces at the front of the property.

OFFERED WITH NO VENDOR CHAIN


£435,000







## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	76	84
	EU Directive 2002/91/EC 	



Tenure: Leasehold Council Tax Band: D





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