

46 York Avenue, Whalley Range, Manchester, M16 0AR



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Offers In The Region Of £325,000


3 1 2 E

VIDEO TOUR AVAILABLE A beautifully presented and well proportioned, THREE BEDROOM, mid terrace, box bay fronted property. Located on a highly sought-after avenue off Clarendon Road in Whalley Range with delightful views overlooking Manley Park. Within walking distance of local shops and amenities in both Chorlton and Whalley Range, and close to the Ofsted-rated 'Outstanding' Manley Park Primary School. Ideally positioned just a short walk from the Chorlton and Firswood Metrolink stations, offering direct access to Manchester City Centre and Media City. In brief this lovely home consists of; An entrance hall, a through lounge/dining room with box bay window the front aspect, a modern fitted kitchen with useful pantry and with access into the rear enclosed courtyard. To the first floor there are three good sized bedrooms and a white three-piece shower room. Additionally, there is a useful loft room. The property benefits from gas fired central heating, an alarm system, high ceilings, ample storage space and a rear enclosed courtyard.





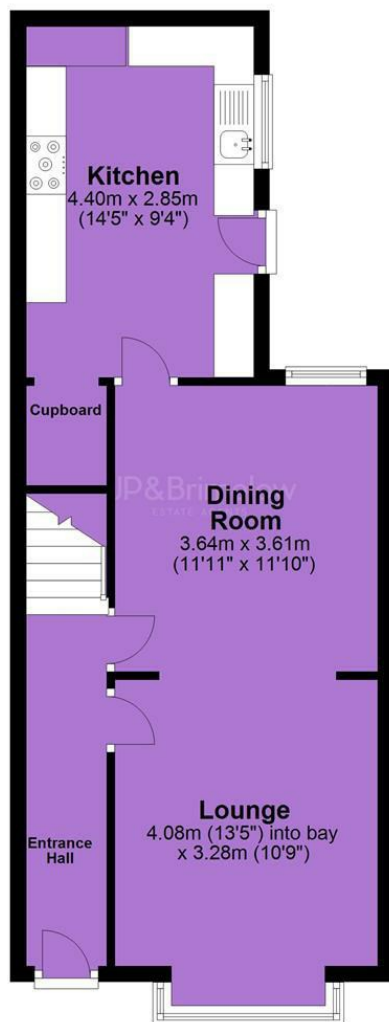
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	54	
(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: **A**

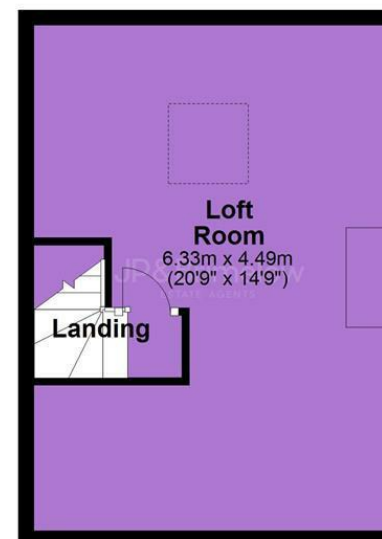
Ground Floor



First Floor



Second Floor



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