

12, The Walled Gardens, Alness Road, Whalley Range, Manchester, M16 8SP



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £435,000

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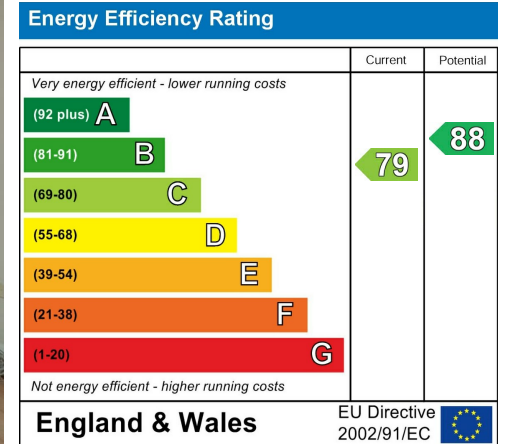
\*\*\*VIDEO TOUR AVAILABLE\*\*\* A stunning & spacious THREE BEDROOM plus home office/study, modern, semi-detached property. Situated on this private and gated development, off Alness Road here in Whalley Range. The property is in a fantastic position for travelling into Manchester City Centre via the Metrolink in Chorlton and has a number of fantastic schools on the doorstep. Alexandra Park is nearby for walks, runs and sports facilities available including tennis courts. This delightful property consists of an entrance hall, downstairs W.C, useful understairs storage, a fabulous open plan kitchen/ lounge area with views and access out into the rear enclosed garden. To the first floor there is a landing leading to two good sized bedrooms, an office and a white three-piece family bathroom suite. The second floor reveals an impressive master bedroom with a white three-piece ensuite shower room. The property benefits from gas fired central heating, two allocated parking spaces, a security alarm and a landscaped rear enclosed garden with raised decked terrace and a useful storage shed. OFFERED WITH NO CHAIN.





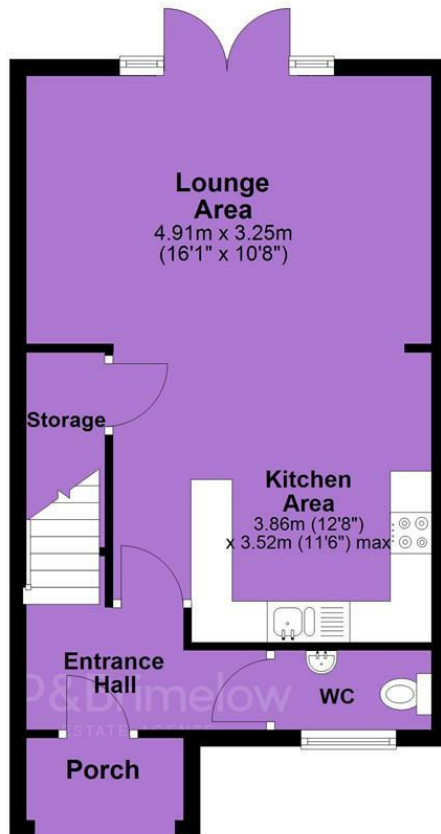


## EPC Chart

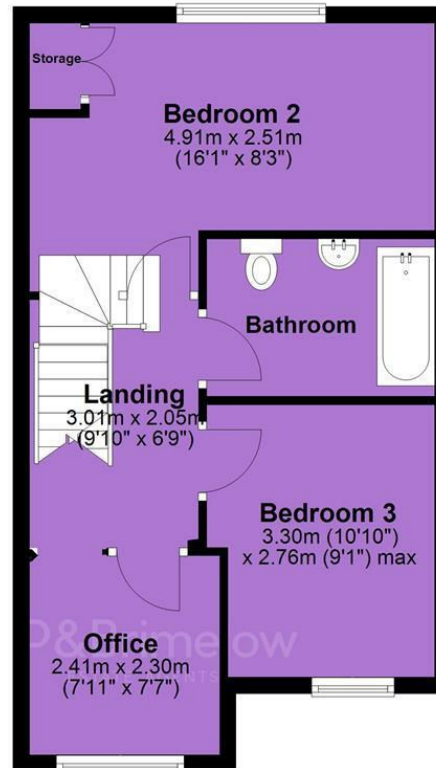


Tenure: **Leasehold** Council Tax Band: **D**

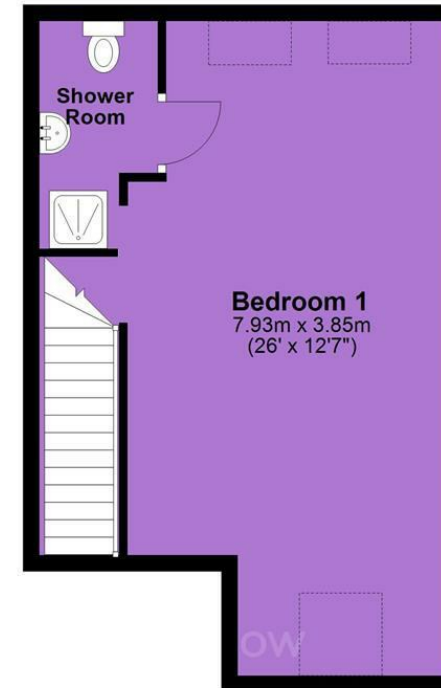
## Ground Floor



## First Floor



## Second Floor



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