

53 Woodlawn Court, Whalley Range, Manchester, M16 9RL

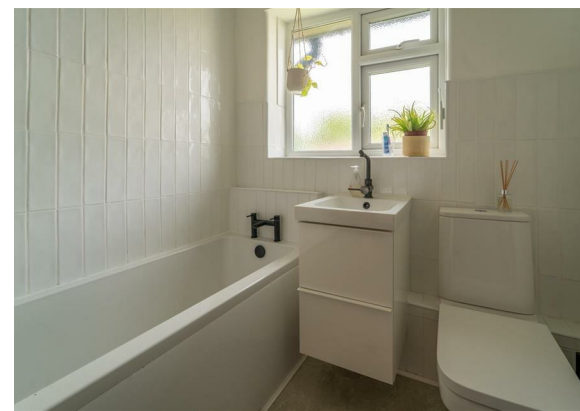
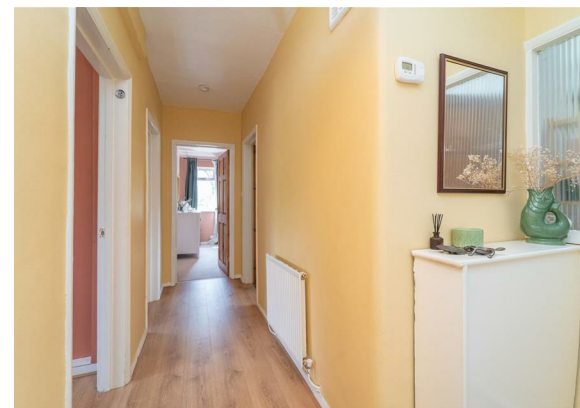


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Offers In The Region Of £235,000


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VIDEO TOUR AVAILABLE A light & spacious, TWO DOUBLE BEDROOM top floor apartment within this highly popular residential development on Wood Road. Situated in this conservation area of Whalley Range and within walking distance of Chorlton with all its selection of shops and the independent cafés and bars on Manchester Road. The Hilary step on Upper Chorlton Road, Alexandra Road Park is nearby and the Metrolink on Ryebank Road, Firswood giving direct access into the City Centre and Media City. This well-planned apartment consists of a communal entrance hallway, a private entrance hallway, a lounge/dining room to the front aspect, a fitted kitchen to the rear aspect. There are two double bedrooms and a white three-piece family bathroom. The property benefits from gas fired central heating via a combi boiler, resident parking, two useful storage cupboards and attractive communal lawned gardens. Will suit either a first-time buyer or a couple due to the location. Early viewing is highly recommended.





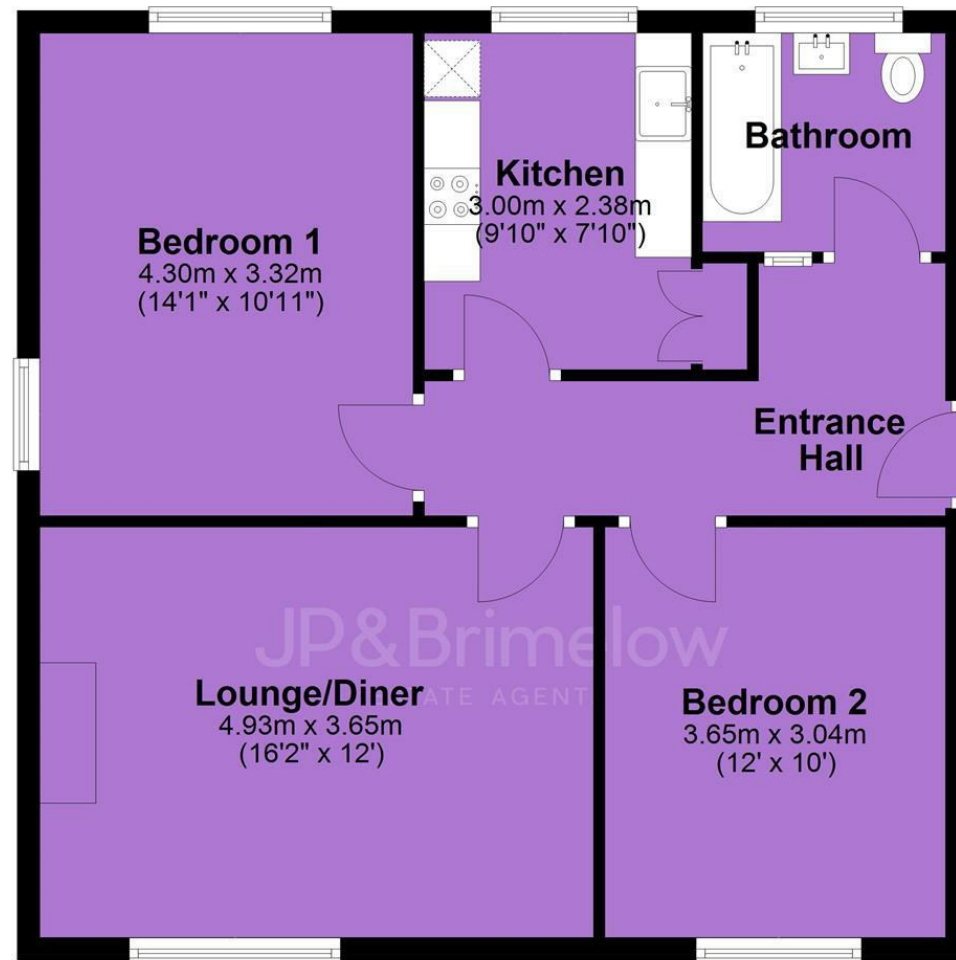
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **A**

Second Floor



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