

4 Green Walk, Whalley Range, Manchester, M16 9RF



**JP&Brimelow**  
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 4  2  2  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* Introducing this spacious FOUR BEDROOM semi-detached property. Located off Wood Road in Whalley Range. With accommodation spread over three floors including the large chamber cellars.

Positioned on a highly regarded residential tree lined road in this conservation area off Upper Chorlton Road, the property is perfectly located opposite the Green for all residents. Fantastic transport links giving you direct access to motorways, cycle routes, the city centre and the Metrolink station nearby on Ryebank Road in Firswood. Alexandra Park, St Bede's College & William Hulme Grammar School are all on your door step.

In brief this well planned and spacious property consists of; A porch, an entrance hall with access down into the chamber cellars, a good sized dining room with bay window to the front aspect, a lounge with a bay window giving views into the rear garden, a fitted kitchen and a utility area which has access out into the rear garden.

To the first floor the landing reveals three large bedrooms, two benefitting from built in wardrobes. A further bedroom and a white four-piece bathroom suite completing this delightful home.

The property benefits from gas fired central heating, high ceilings, partial stained and leaded windows, picture rails, ceiling coving and a rear enclosed garden.

£675,000










## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>57</b>	<b>73</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		
England & Wales		EU Directive 2002/91/EC 



Tenure: Freehold Council Tax Band: D



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