

3 Manley Court Alexandra Road South, Whalley Range, Manchester, M16 8RH

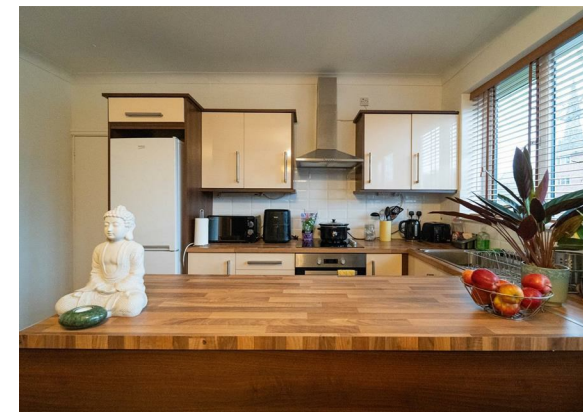


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Offers In The Region Of £150,000

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VIDEO TOUR AVAILABLE A stylishly presented & spacious ONE BEDROOM duplex apartment with it's own private entrance, situated on a popular residential road on the corner of Alexandra Road South and Manley Road in Whalley Range. Just a 5 minute walk to Alexandra Park and close to the local town centre Chorlton cum hardy. Bus routes directly into the city centre and motorway links to Manchester International Airport. The thoughtfully designed accommodation features a private entrance hall with stairs leading to the first-floor landing. On the first floor, there is an open-plan lounge, dining, and kitchen area, with stairs continuing up to the second-floor landing. The second floor has a double bedroom with built in storage leading to a private balcony and also a three-piece bathroom. The apartment benefits from lots of natural light due to its South facing windows, built in storage, gas fired central heating, off road parking and a private balcony. Internal inspection 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	76	79
(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 	

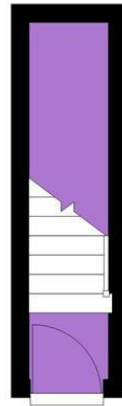


Tenure: **Leasehold** Council Tax Band: **A**

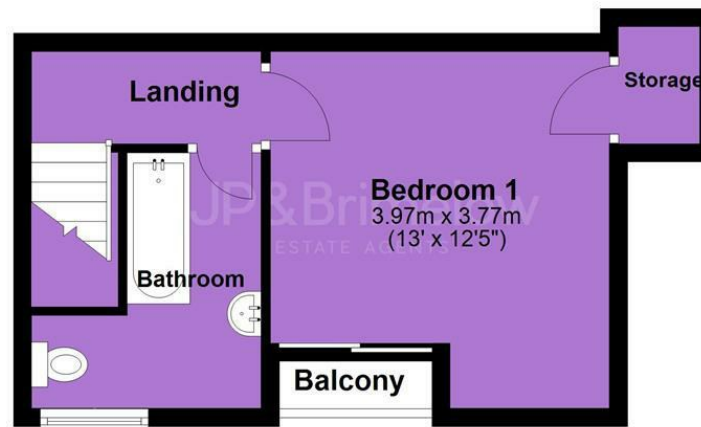
First Floor



Ground Floor



Second Floor



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