

7 Whalley Avenue, Whalley Range, Manchester, M16 8AT



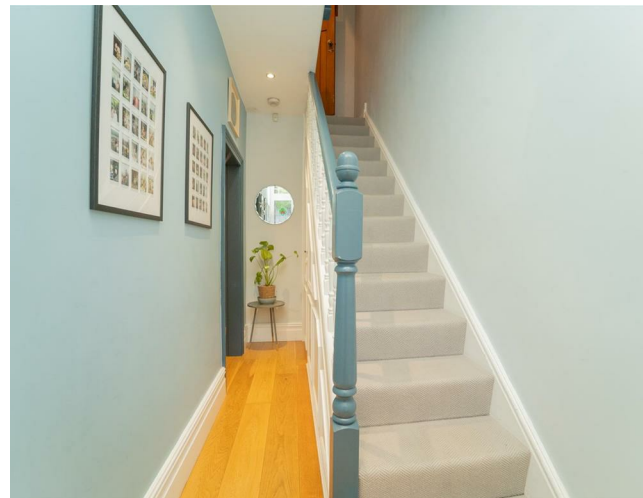
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VIDEO TOUR AVAILABLE A beautifully presented and tastefully extended, FOUR BEDROOM, period, mid terrace property. Located in a prime location in Whalley Range, off Whalley Road. The property is close to several primary schools, including the Ofsted outstanding Manley Park Primary School, the Hilary Step Bar and Jam Street Café on Upper Chorlton Road, Alexandra Park, the local amenities of Chorlton and is ideally located for transport links to Media city either by Metrolink or by bus which you can get on from Upper Chorlton Road. In brief the property consists of; a vestibule, an entrance hall with useful under stairs storage, an inviting through lounge/ dining area with a box bay window to the front aspect. A fully fitted kitchen with views and access out into the rear garden and a W.C/utility area completes this floor. Stairs leading to the first-floor landing reveal three good sized bedrooms, one benefitting from built in wardrobes, and a white three-piece bathroom suite. While to the second floor is the principal bedroom complete with en-suite shower room and useful eaves storage. The property benefits from gas fired central heating, an alarm system, high ceilings, and a rear enclosed garden.

£425,000





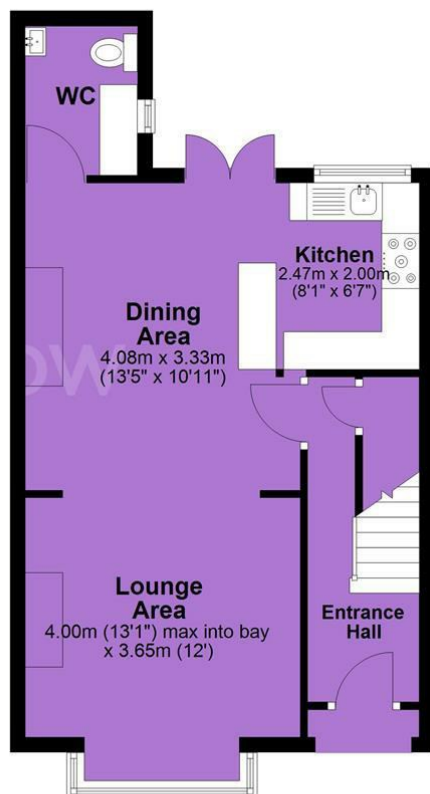
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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 	

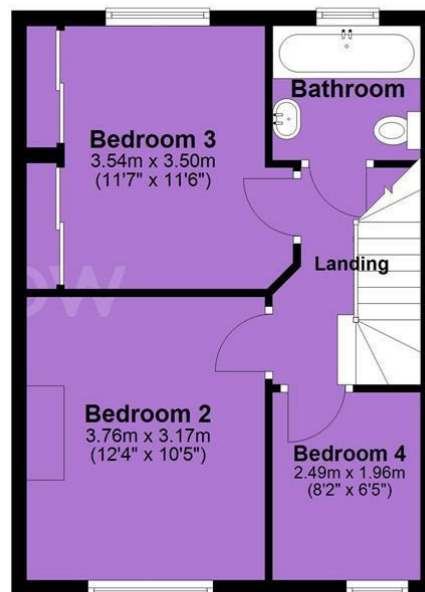


Tenure: Freehold Council Tax Band: A

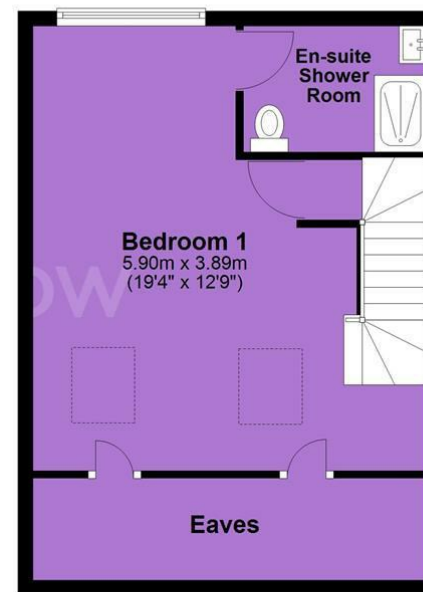
Ground Floor



First Floor



Second Floor



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