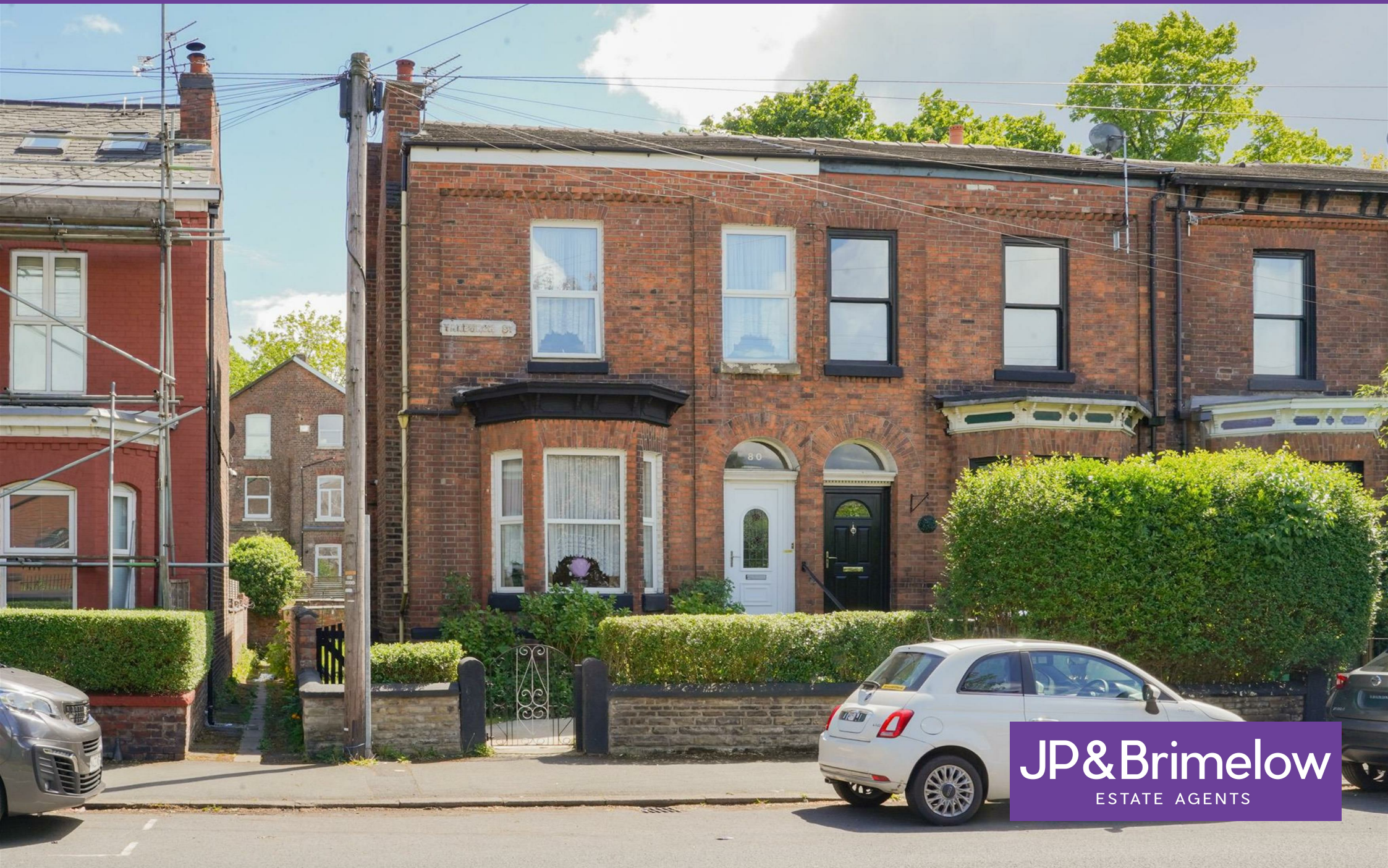
80 Yarburgh Street, Whalley Range, Manchester, M16 7EH



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VIDEO TOUR AVAILABLE A deceptively spacious & well-loved, FOUR DOUBLE BEDROOM period end of terrace. Offering accommodation arranged over 4 floors with a south facing garden. Located in a highly convenient corner of leafy Whalley Range, this property is positioned a within easy reach of Manchester City Centre, Chorlton high-street and Alexandra Park.

This bay fronted property is within walking distance to fantastic transport links on Alexandra Road South, with links to motorways and the Metrolink station in both Firswood and Chorlton. Giving you direct access to Manchester city centre, Manchester airport and Media City. Alexandra Park is at the top of the road and both St Bede's College and William Hulme Grammar School are also on your door step.

In brief, the property consist of an entrance hall which allows access down into the large useful chamber cellars, a front facing lounge with a bay-window, a good sized kitchen/ breakfast room where you can access the rear SOUTH facing garden, a delightful dining room completes this floor.

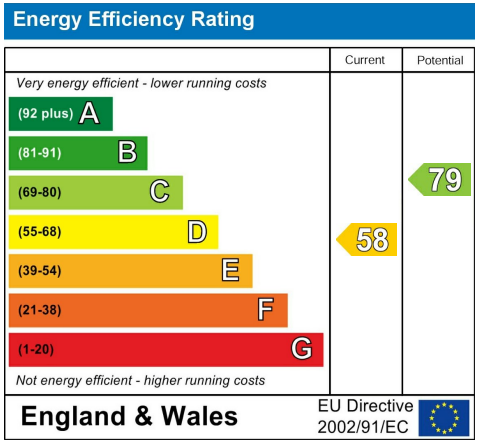
Stairs leading to the first-floor landing reveal three sizable double bedrooms, and a white three-piece bathroom suite.

To the second floor there is a further good-sized double bedroom.

Other benefits include gas fired central heating, high ceilings, and both front and rear enclosed gardens.

£450,000

EPC Chart



Tenure: **Freehold** Council Tax Band: **B**

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