

53 Caistor Close, Whalley Range, Manchester, M16 8NW



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VIDEO TOUR AVAILABLE A tastefully extended FOUR BEDROOM, bay-fronted detached family home with a driveway, ideally situated in a sought-after residential location just off Alexandra Road South in Whalley Range.

The area also benefits from a range of local amenities and leisure facilities, including Hough End Playing Fields and Whalley Range Lawn Tennis Club, which is located directly behind the property, making this an ideal home for families and commuters alike.

The accommodation is arranged over two floors and in brief, comprises a welcoming entrance hall with a downstairs W.C, a spacious bay-fronted living room, a versatile and generous-sized family room/Dining room with a window to the front and French doors opening onto the rear garden and a fully-fitted kitchen to the rear, with further direct access onto the rear patio.

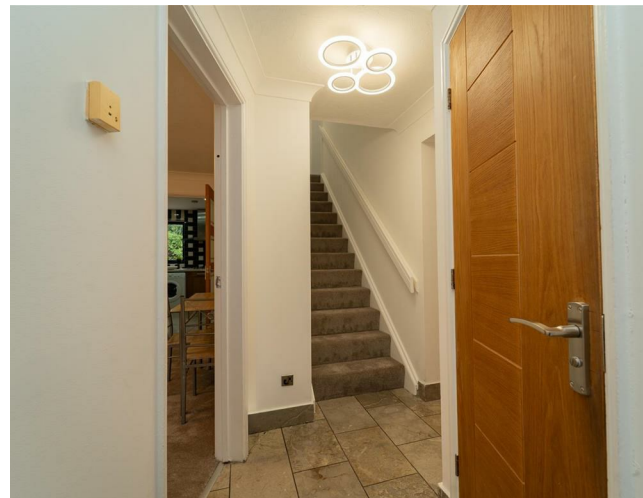
To the first floor are four well-proportioned bedrooms, the principal offering built in storage. A three-piece shower room completes this lovely home.

The property further features gas-fired central heating and enjoys a private rear garden (The rear garden is extended and our client rents the additional piece of land for the last 23 years. The charge is £75 plus vat per annum), a driveway providing off-road parking and an attractive front garden.

The property is well placed for excellent transport links, with Metrolink stations at both St Werburgh's Road and Mauldeth Road West, regular bus services offering direct access to Manchester City Centre, and convenient motorway connections to Manchester International Airport.

Internal inspection is highly recommended to appreciate this exceptional home.

£430,000





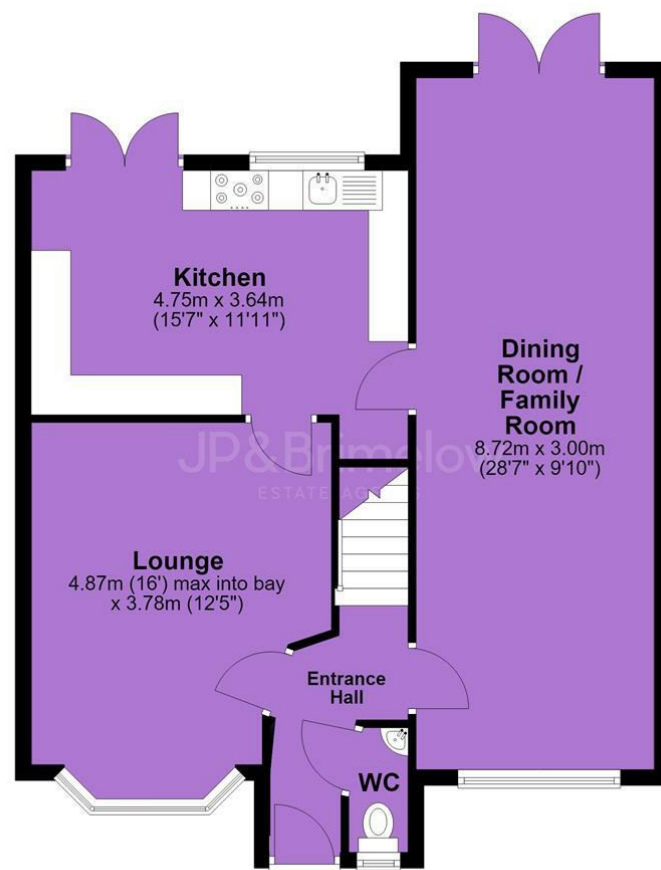
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(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: C

Ground Floor



First Floor



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