

19 Churchill Avenue, Whalley Range, Manchester, M16 8JU



JP&Brimelow
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Offers In The Region Of £340,000

 3  1  2  E

VIDEO TOUR AVAILABLE A well-kept & spacious THREE BEDROOM, bay fronted, period, mid terrace property positioned on a cul-de-sac location off Clarendon Road. The property is close to several schools, including the Ofsted outstanding Manley Park Primary School, the Hilary Step Bar and the local amenities of Chorlton on Manchester Road, and is ideally located for transport links to Media city, Manchester Airport and Manchester City Centre either by Metrolink or by bus. The well-planned accommodation set over two floors comprises; vestibule, entrance hall, a through lounge/dining room, lounge with a bay window to the front aspect, a dining room with views into the rear and inner hallway leading to a fitted kitchen/breakfast room with access out into the rear enclosed courtyard style garden completes the ground floor. To the first floor there is a landing leading to two good sized double bedrooms, a third bedroom and a white three-piece shower room. The property benefits from being warmed by gas fired central heating, high ceilings and an enclosed rear courtyard garden with a decorative gravel area.





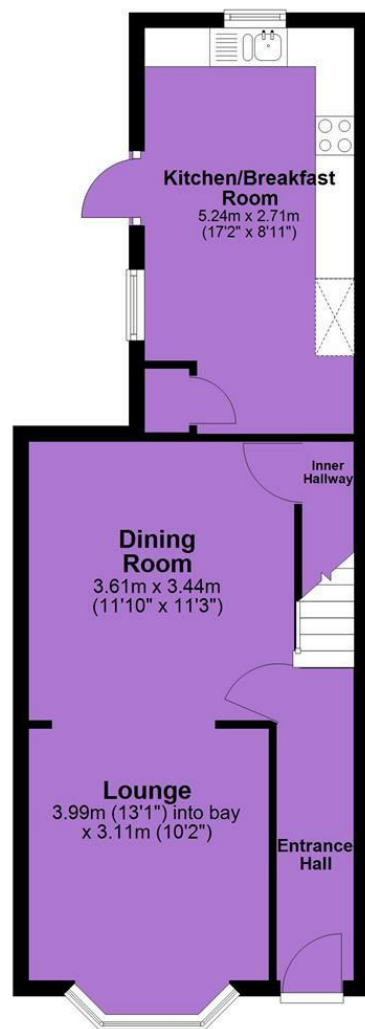
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	52	
(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**

Ground Floor



First Floor



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