

17 Park Drive, Whalley Range, Manchester, M16 0AF



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VIDEO TOUR AVAILABLE An attractive & deceptively spacious, THREE DOUBLE BEDROOM, semi-detached property. This period, bay fronted property is located in a highly popular residential location here in Whalley Range on Park Drive.

Perfectly located for transport links giving you direct access to motorways, cycle routes, the city centre and the Metrolink station nearby on Ryebank Road in Firswood. Alexandra Park, St Bede's College & William Hulme Grammar School are all on your door step. Manley Park and Oswald Road Primary school are both just a short distance away.

In brief this stylishly presented property consist of; a porch, a welcoming entrance hall benefitting from a useful storage cupboard, a delightful front facing lounge which benefits from a bay window, a fully fitted contemporary kitchen which offer a breakfast island and Belfast sink, a sizeable dining room which benefits from a feature fireplace, stripped and varnished floor boards, and views and access out into the rear garden.

Stairs leading to the first-floor landing reveal three large double bedrooms, the principle benefiting from built in wardrobes. A white three-piece bathroom suite, and separate W.C completes this fantastic property.

Other features include gas fired central heating, high ceilings, ceiling coving and picture rails, stripped and varnished floor boards, a driveway providing off road parking and a rear enclosed garden.

A separate parcel of land located to the rear of the property, accessed from College Drive, featuring a garage offering useful off-street parking or storage, which the current Vendors choose to rent out for £150pcm.


Early viewing is highly recommended to fully appreciate all this property has to offer.

£535,000





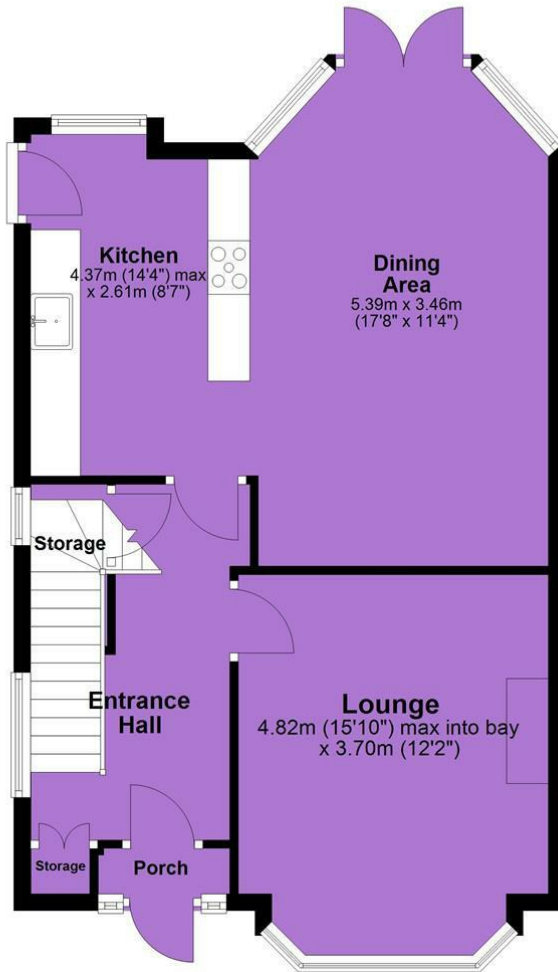
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

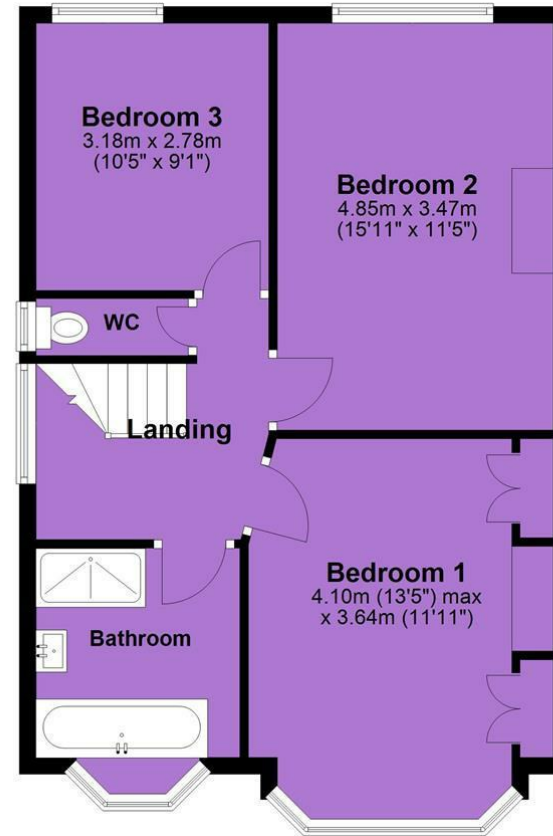


Tenure: Freehold Council Tax Band: C

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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