

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

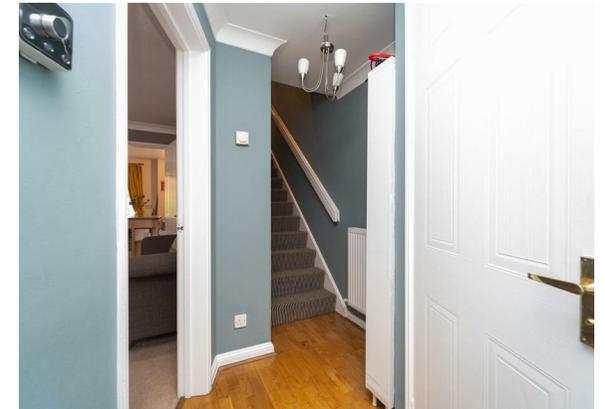
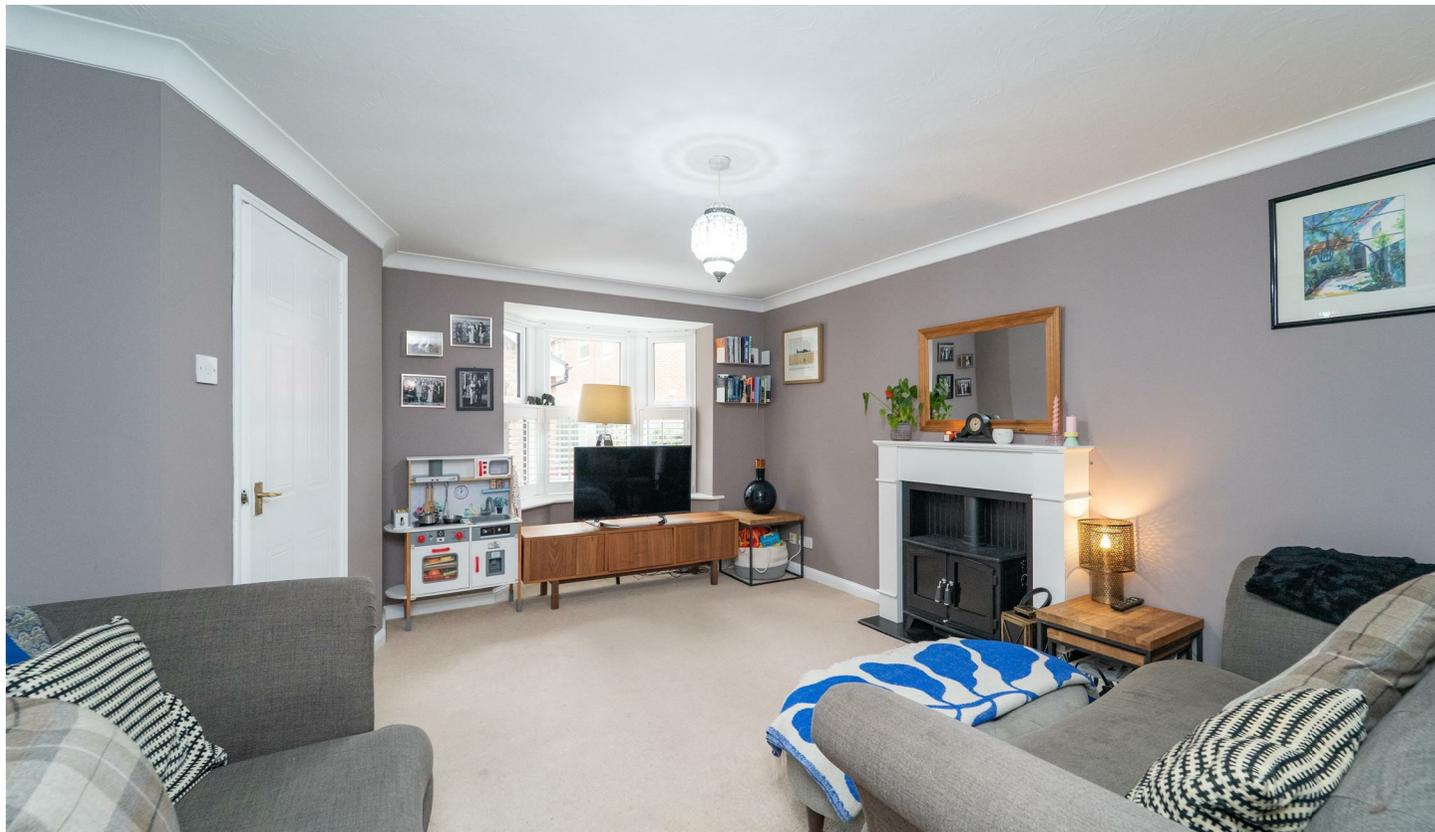


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Offers In The Region Of £375,000



VIDEO TOUR AVAILABLE Nestled away on this quiet cul-de-sac in Whalley Range is this delightful and well-presented, THREE BEDROOM, bay fronted, detached property. Nearby to the Metrolink stations on both St Werburgh's Road and Mauldeth Road West. Bus routes on Alexandra Road South direct into the city centre and motorway links to Manchester International Airport. Close to Hough End Playing Fields, Whalley Range Lawn Tennis Club behind you as well as local amenities. In brief, the planned property consists off; an entrance hall with W.C, a good-sized lounge with bay window to the front aspect, a dining area with views and access out into the rear enclosed garden, and a fitted kitchen completing the ground floor. Stairs leading to the first-floor landing reveal three good sized bedrooms, two benefitting from built in storage. A white three-piece bathroom suite completes this lovely home. The property benefits from gas fired central heating, an alarm system, a driveway, a garage, and a rear enclosed lawned garden.





EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

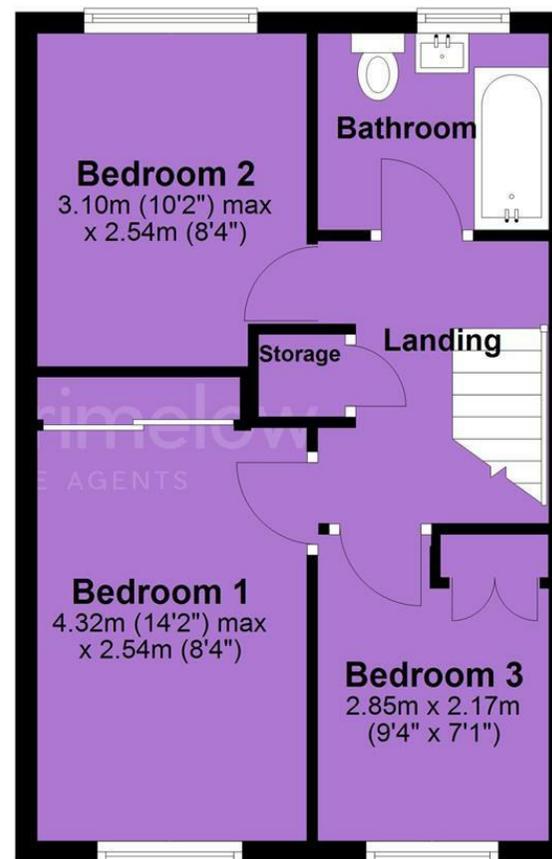


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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