

1 Beech Hurst Close, Whalley Range, Manchester, M16 8EP



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £280,000

2 1 2 D

VIDEO TOUR AVAILABLE A delightful and deceptively spacious, TWO DOUBLE BEDROOM, end-terrace mews with off road car parking. Situated within this attractive purpose-built development on a quiet and leafy private cul-de-sac off College Road. Within walking distance of the Firwood Metrolink station on Ryebank Road and other transport links on Upper Chorlton Road giving direct access to the city centre and motorways. Alexandra Park is less a short distance away and there is a good choice of local primary and secondary schools nearby. In brief, the property consists of a welcoming entrance hall, a stylishly presented and well-proportioned lounge/ dining which has views and access out into the rear garden, and a modern fully fitted kitchen completing this floor. Stairs leading to the first-floor landing reveal a good-sized principal bedroom benefitting from built in wardrobes, an additional bedroom with useful storage cupboard, and a white contemporary three-piece bathroom suite completing this fantastic property. Other benefits include central heating which is provided by a heat pump, off-road parking, a rear enclosed garden, a home office/studio, and solar panels.





EPC Chart

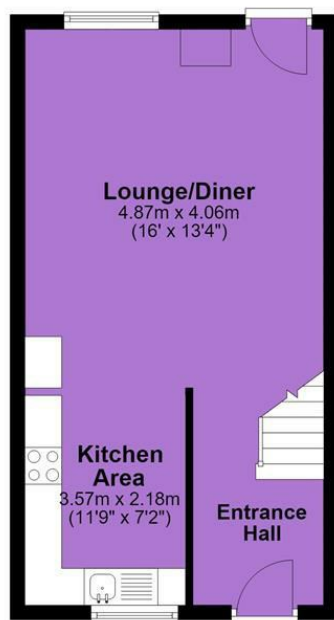
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



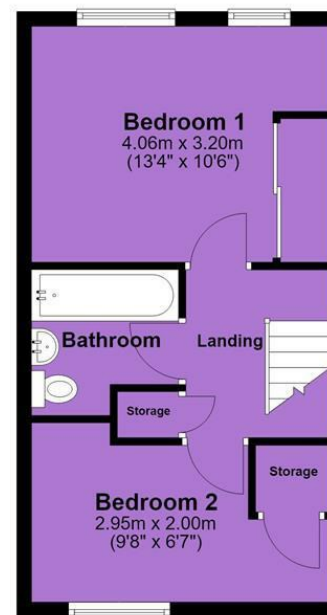
Tenure: **Freehold** Council Tax Band: **B**



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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