

196, Manley Road, Whalley Range, Manchester, M16 8NE

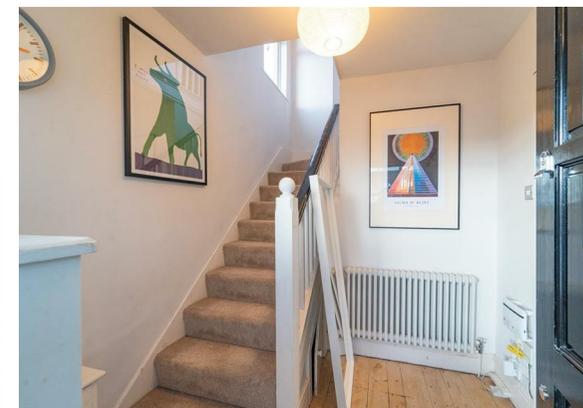


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £395,000

 3  1  2  D

VIDEO TOUR AVAILABLE A delightful and stylishly presented, THREE BEDROOM, semi-detached property. This traditional, box-bay fronted home sits on a good-sized corner plot and is located on a highly regarded tree lined road in Whalley Range. Within easy walking distance of both Chorlton and Whalley Range amenities, the Metrolink station on Wilbraham Road giving you direct access into the city centre, Media City and Manchester International Airport. In brief the property consists of; a porch, an entrance hall, a good-sized lounge/dining room which benefits from stripped and varnished floor boards and has views and access out into the rear garden, and a fully fitted kitchen completes this floor. Stairs leading to the first-floor landing reveal three good sized bedrooms, and a modern three-piece bathroom suite. The property benefits from gas fired central heating and a newly fitted boiler with fourteen year warranty, a drive way providing off road parking, and a rear enclosed garden.





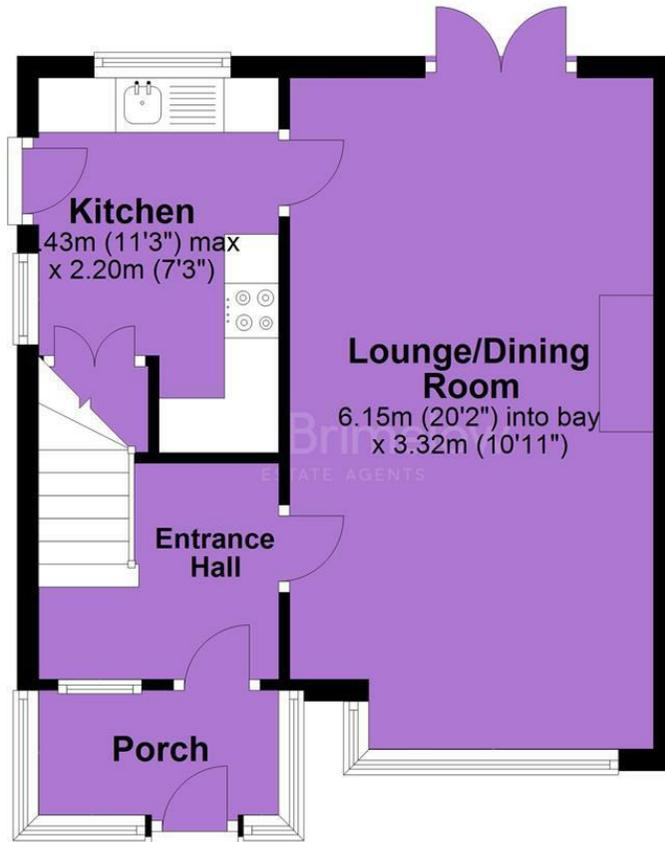
EPC Chart

| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (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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