

81 Cromwell Avenue, Whalley Range, Manchester, M16 0BG



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ESTATE AGENTS

Offers In The Region Of £320,000

 3  1  2  D

VIDEO TOUR AVAILABLE A well-presented, THREE DOUBLE BEDROOM, box bay fronted, mid terrace property, positioned in a leafy location in Whalley Range. The property is close to several schools, including the Ofsted outstanding Manley Park Primary School, the local amenities of Chorlton, 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 property is set over two floors and in brief consists of; an entrance hall, a lounge to the front aspect which benefits from stripped and varnished floor boards, a dining area, and a good-sized kitchen/ breakfast room which has views and access out into the rear enclosed garden. Stairs leading to the first-floor landing reveal three double bedrooms, and a white three-piece bathroom suite completing this floor. The property benefits from gas fired central heating, high ceilings, period features, and a rear enclosed garden. OFFERED WITH NO VENDOR CHAIN



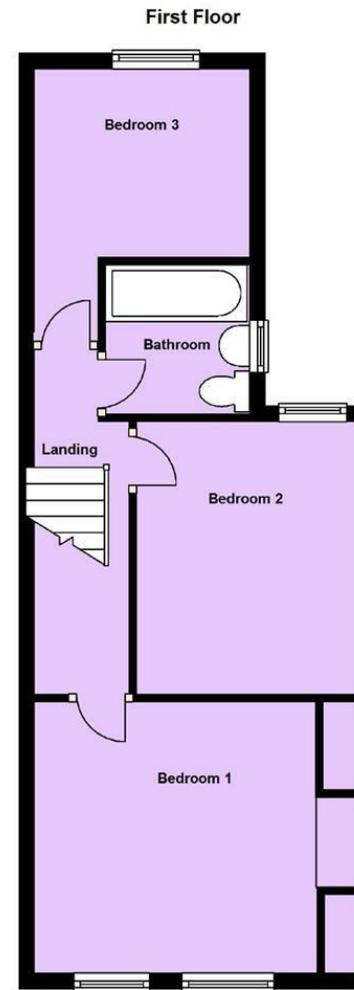
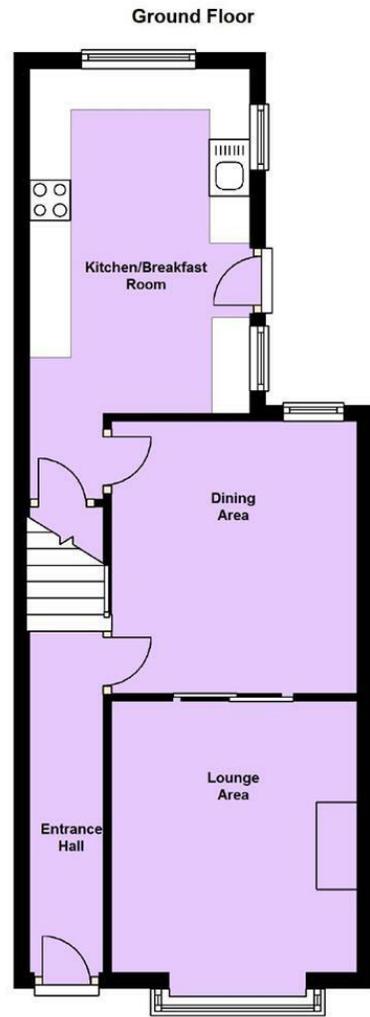


EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(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: **A**



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