

1 Chatsworth Grove, Whalley Range, Manchester, M16 8GY



**JP&Brimelow**  
ESTATE AGENTS





4 1 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and beautifully presented, FOUR DOUBLE BEDROOM, end-terrace property. Situated in a quiet, leafy residential area of Whalley Range, off Victoria Road.

Conveniently located near several excellent primary schools, including the Ofsted-rated Outstanding Manley Park Primary School, as well as Upper Chorlton Road and the amenities of Chorlton. The property also offers easy access to transport links to Media City via Metrolink or bus.

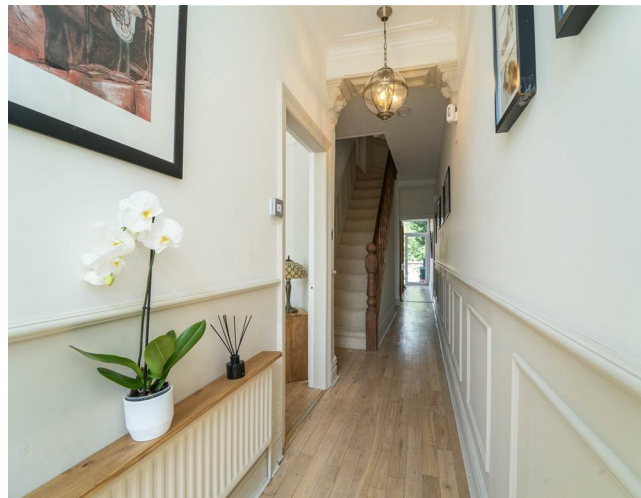
This period, bay-fronted property is spread over four floors and in brief offers a welcoming entrance hall which allows access down into the useful chamber cellar, a stylish lounge to the front aspect, a contemporary fitted kitchen which allows access out into the rear garden, and a delightful dining room with views and access out into the rear enclosed garden.

To the first-floor landing there are two double bedrooms, and a sizable principle complete with bay window, a white three-piece bathroom suite completes this floor. Stairs leading to the second floor reveal an additional good sized double bedroom completing this fantastic property.

Other benefits include gas fired central heating, high ceilings, period features, stripped and varnished floor boards, and a rear enclosed garden.

£450,000









## EPC Chart

| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>85</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            | <b>64</b> |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC  |



Tenure: Freehold Council Tax Band: B



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