

17 Whalley Avenue, Chorlton, Manchester, M21 8TU



**JP&Brimelow**  
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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented and spacious THREE DOUBLE BEDROOM plus chamber cellar, bay fronted Victorian terrace. Situated on a quiet, sought after cul-de-sac located next to Chorlton Park, off Sandy Lane.

Just a short walk from the bars and cafés on Beech Road, Chorlton Centre, and the Metrolink station on St Werburgh's Road, with convenient direct links to MediaCity, Manchester city centre, and Manchester International Airport.

The thoughtfully arranged accommodation features an entrance hallway, a living room with an attractive fireplace and a front-facing bay window, leading through to a rear dining room with access to the enclosed courtyard-style garden and stairs down to a useful cellar. The floor is completed by a fully fitted kitchen.

To the first floor there is landing leading to two double bedrooms and a three-piece bathroom suite.

The second floor leads to an impressive and spacious third double bedroom.

The property is warmed by gas fired central heating and has plentiful storage and stripped and varnished floorboards, as well as an enclosed rear courtyard styled garden.


Ideally suited to a couple or professional due to the location and early viewing is highly recommended to avoid disappointment.

£495,000





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC 



Tenure: Freehold Council Tax Band: B



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