

9 Whalley Grove, Whalley Range, Manchester, M16 8DN



**JP&Brimelow**  
ESTATE AGENTS



# Offers Over £375,000

4 1 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful and well-kept, FOUR BEDROOM, mid terrace, box bay fronted, period property. Situated in a quiet residential leafy location in Whalley Range positioned off College Road. The property is perfectly located for transport links giving you direct access to motorways, cycle routes, the city centre and the Metrolink station nearby on Ryebank Road in Firswood. Alexandra Park, Upper Chorlton Road has a selection of bars, several Primary Schools nearby, St Bede's College & William Hulme Grammar School are all on your door step. With accommodation spread over four floors including the useful chamber cellars this well-planned property consist of; an entrance hall which has a useful storage area and access down into the useful chamber cellar, a lounge with box bay window to the front aspect leading through to a dining area which benefits from French doors leading out to the rear garden. A modern fitted kitchen completes this floor. Stairs leading to the first-floor landing reveal three well proportioned bedrooms, the principle benefitting from an original fireplace, and a white modern three-piece bathroom. Whist to the second floor there is a further large bedroom. The property benefits from gas fired central heating, high ceiling throughout, ceiling coving, original feature fireplaces, an alarm system, a rear enclosed garden and off road parking to the rear aspect that can be accessed from College Road.







## EPC Chart

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           |                            |
| (81-91) <b>B</b>                            |           | <b>85</b>                  |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>68</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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