

*jordan* fishwick



3 Whalley Avenue, Whalley Range, M16 8AT  
Guide Price £350,000



### The Property

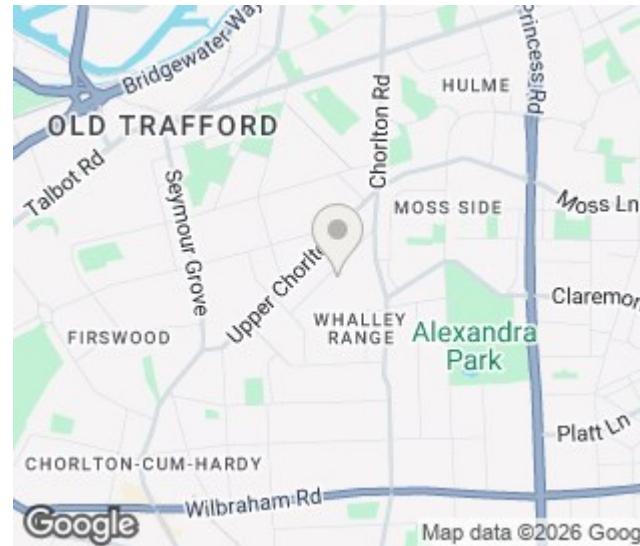
A simply beautiful THREE BEDROOM MID TERRACE PERIOD PROPERTY location on a quiet residential CUL-DE-SAC in the leafy suburb of Whalley Range. This delightful property boasts MANY ORIGINAL FEATURES throughout and has been stylishly decorated and updated by the current owners creating a contemporary home with period elegance. With spacious and light accommodation throughout as well as a delightful courtyard garden to the rear, this splendid property will prove ideal for a young couple or family and is located within only a short stroll from Chorlton Village, all local amenities, transport links, schools and parks. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and original fireplace, delightful 17FT OPEN PLAN DINING/KITCHEN with modern shaker style units and SOLID WOODEN WORKTOPS, utility room. To the first floor there are three good sized bedrooms, both the main and second featuring original cast iron fireplaces and bathroom, fitted with a period style three piece suite. Externally, to the rear of the property is a fenced and enclosed courtyard garden with large Indian stone patio area, lawn and timber decking. An internal viewing of this wonderful property is most strongly recommended.

**3 Whalley Avenue, Whalley Range, Manchester, M16 8AT**

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- Beautifully presented mid terrace period property
- Three good sized bedrooms
- 17ft open plan dining/kitchen
- Quiet residential CUL-DE-SAC
- Many original features retained
- Stylishly decorated and updated by the current owners
- Ideal for young couple or family
- Walking distance from Chorlton Village and all local amenities, schools and parks
- Council Tax: A. EPC: D

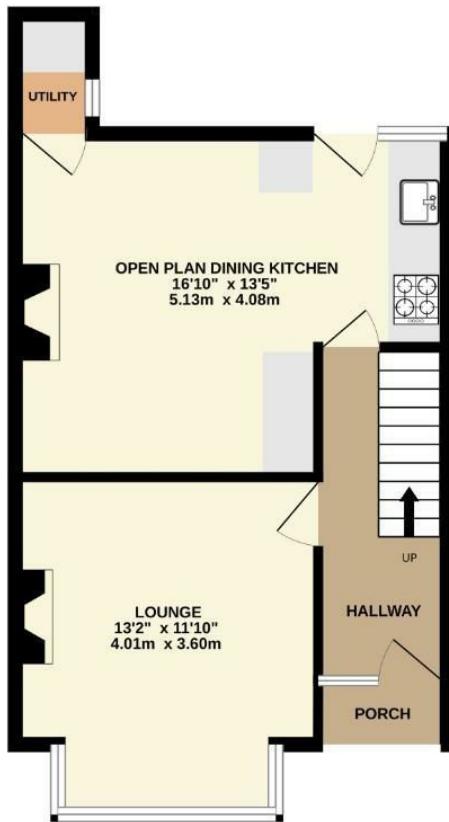


### Energy Efficiency Rating

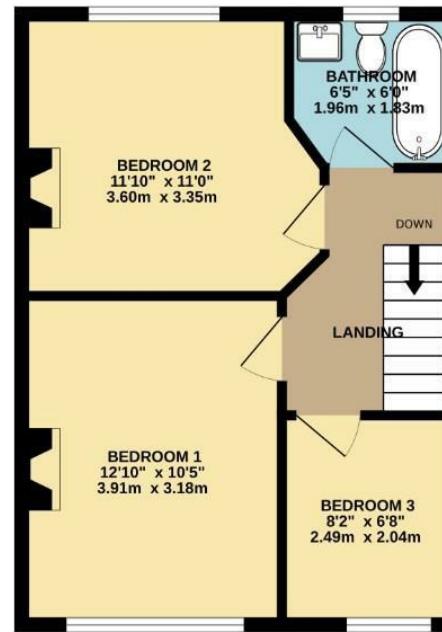
|   | Current | Potential               |
|---|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 57      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
|   |         |                         |



GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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