

43 Wellington Road, Whalley Range, Manchester, M16 8EX

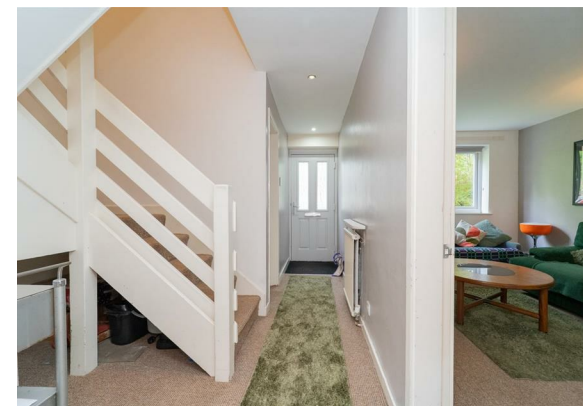


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ESTATE AGENTS

Offers In The Region Of £320,000

 3  1  2  C

VIDEO TOUR AVAILABLE A stunning THREE BEDROOM semi-detached property, occupying a good-sized plot on a highly popular residential road just off Withington Road, set within a leafy location in Whalley Range. Within walking distance of Alexandra Park and well-regarded schools, including St Bede's, William Hulme Grammar School, and Whalley Range Girls' School, as well as excellent transport links, providing direct access into the city centre, Manchester airport and MediaCity. In brief, the well-planned accommodation comprises an entrance hallway, a lounge/dining area with access to the rear enclosed lawned garden, a fully fitted modern kitchen, and a practical utility room to the ground floor. To the first floor, there are three well-proportioned bedrooms and a three-piece bathroom. The property benefits from gas fired central heating, a good-sized enclosed rear garden and a gravel driveway providing ample off-road parking. OFFERED WITH NO VENDOR CHAIN, an internal viewing is highly recommended.





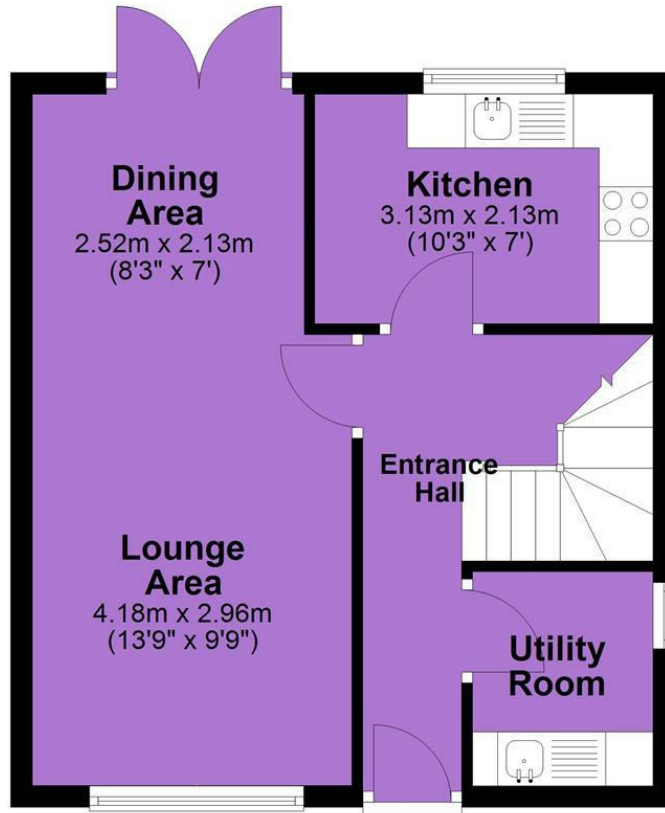
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

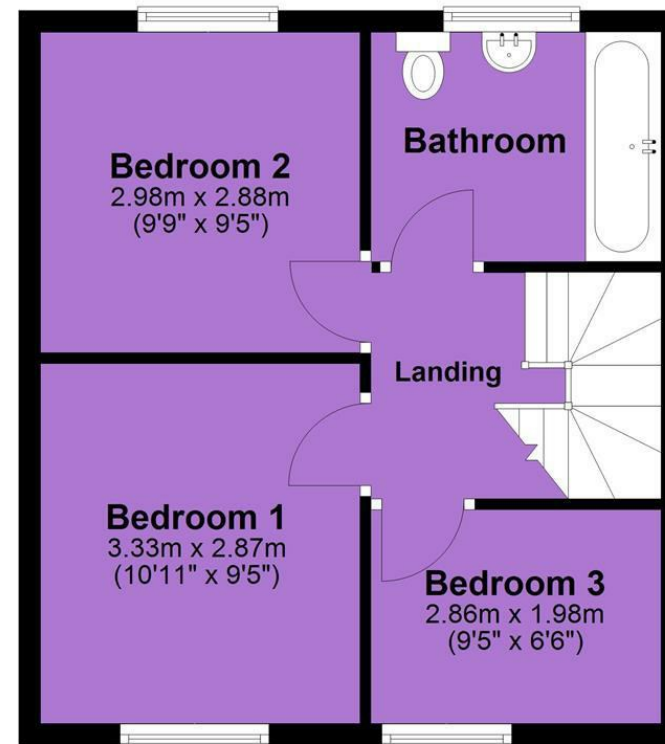


Tenure: **Leasehold** Council Tax Band: **B**

Ground Floor



First Floor



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