

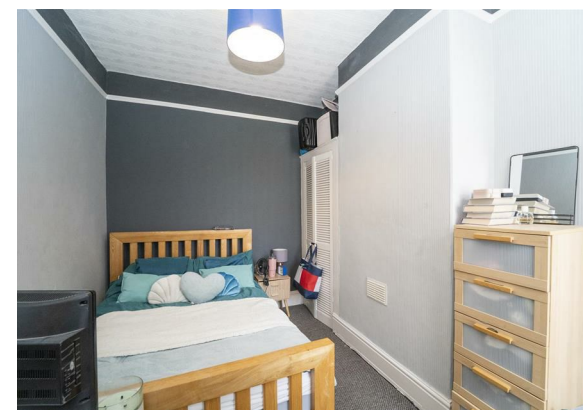
30 Cromwell Avenue, Whalley Range, Manchester, M16 0BQ



Offers Over £300,000

 3  1  2  C

VIDEO TOUR AVAILABLE An attractive and deceptively spacious, THREE BEDROOM, mid-terrace property. Positioned in highly popular residential area in Whalley Range, off Clarendon Road. The property is positioned nearby to Ofsted outstanding Manley Park Primary School. Close to fashionable Chorlton, also bars, restaurants, shops and main bus route on Upper Chorlton Road and tram to city centre and Media City from the Metrolink in Firswood. In brief this period, bay-fronted property consists of; an entrance hall, a family room to the front aspect, a good-sized lounge, useful under stairs storage, and a fitted kitchen which allows access into the rear courtyard. Stairs leading to the first-floor landing reveal two double bedrooms, an additional bedroom, and a white three-piece bathroom suite completing this delightful property. Other benefits include gas fired central heating, high ceilings, ceiling coving, and both front and rear enclosed gardens. OFFERED WITH NO ONWARD CHAIN.





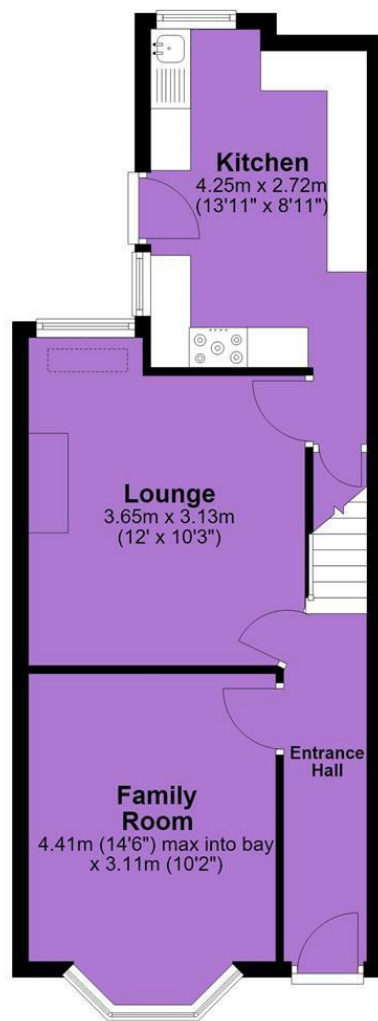
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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