



**GASCOIGNE
HALMAN**

Manley Road, Whalley Range
£475,000.00

THE AREA'S LEADING ESTATE AGENCY



A stylish and well-presented bay fronted extended semi detached property. Located within a highly sought after residential area and measuring an impressive 1055 SQ FT. Boasting immaculate accommodation over both floors with spacious and light and airy rooms to offer a stunning property which is ideal for a wide range of buyers. Off road parking for two vehicles and a Southerly facing rear private garden.

Property details

- A Spacious and Well-Presented Semi-Detached Property
- Measuring a Highly Impressive 1055 SQ FT
- Three Large Reception Rooms and a Modern Fitted Kitchen
- Three Good Sized Bedrooms and a Contemporary Bathroom Suite
- Off Road Parking and a Private, Southerly Facing Garden
- Close to Local Amenities and Excellent Transport Links



About this property

Internally the property comprises of a welcoming entrance hallway with useful under stairs W/C. A bay fronted living room which opens out to a light and airy dining room. A further generous sitting room with sliding doors overlooks the rear garden. A modern fitted kitchen with an array of integrated appliances completes the ground floor.

To the first floor there are three good sized bedrooms, the principal bedroom is located to the rear of the property with views of the private garden. A refitted three-piece, contemporary bathroom suite serves all three bedrooms.

Externally to the front there is off road parking for two vehicles a secure gate provides access to the Southerly facing, private rear garden with a lawned and patio area.

Whalley Range is just 2 miles south of the city centre so is popular with commuters and those looking to live closer to the vibrant City Centre whilst being closer to Chorlton's array of bars and restaurants. Public transport is excellent with buses every few minutes. The recently extended Metrolink tramline is proving to be very popular.











DIRECTIONS

M16 8WE

COUNCIL TAX BAND

B

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

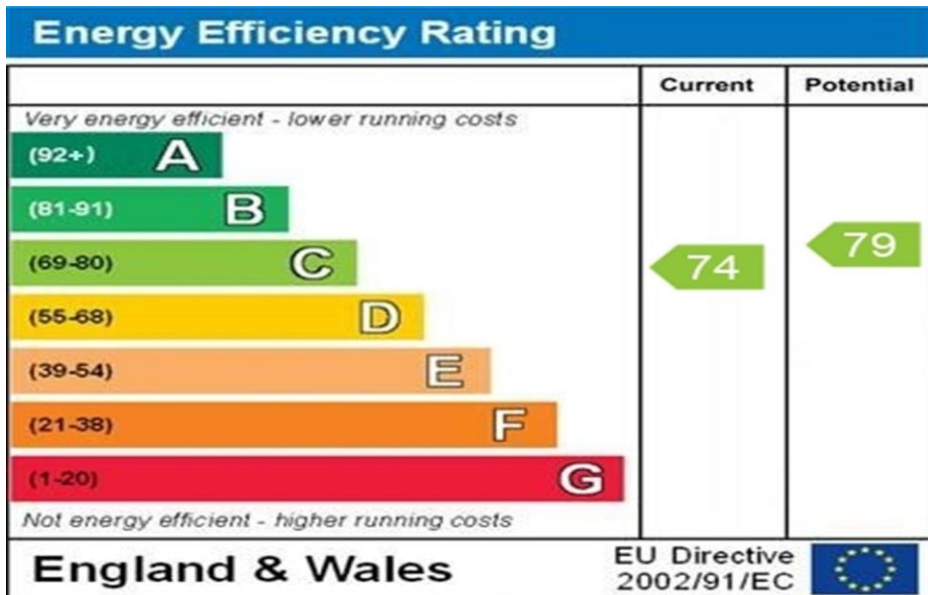
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

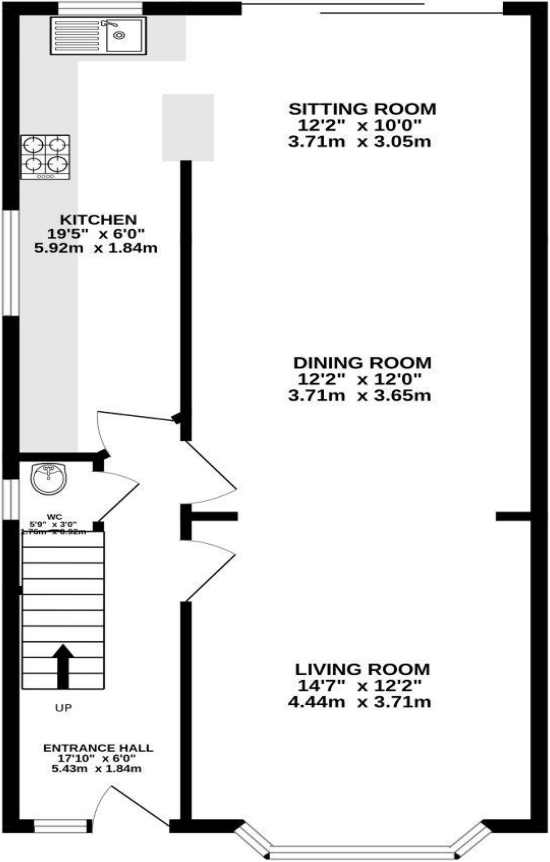
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

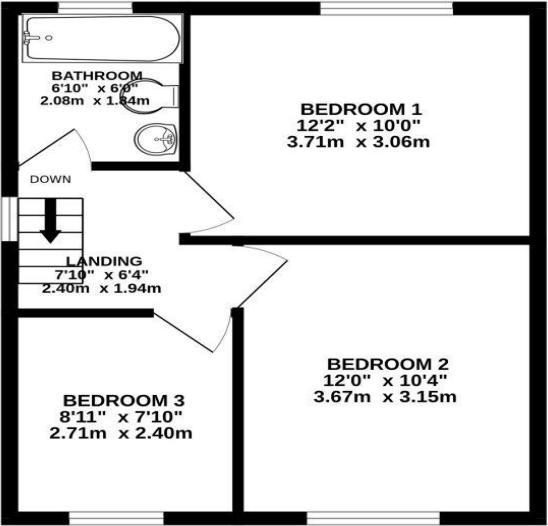
Ask Agent

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GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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