

28 Bury Avenue, Whalley Range, Manchester, M16 0AT



Offers In The Region Of £350,000

3 1 2 C

VIDEO TOUR AVAILABLE An attractive & stylishly presented, THREE BEDROOM, period, box-bay-fronted, mid-terraced property situated on a cul-de-sac off York Avenue. Positioned In a highly desirable location and within walking distance to the local shops on Clarendon Road, amenities on offer in both Chorlton & Whalley Range and close to the Ofsted 'Outstanding' Manley Park Primary School. In a fantastic position within a ten-minute walk of the Metrolink station situated on Wilbraham Road or Rye Bank Road giving you direct access to Manchester City Centre & Media City. In brief the property consists of; a vestibule, an entrance hall, a beautiful through lounge/ dining area complete with stripped and varnished floor boards, useful under stairs storage, and a fitted kitchen which has views and access out into the rear garden. To the first floor there are three good sized bedrooms and a white three-piece bathroom suite completing this delightful home. The property benefits from gas fired central heating, high ceilings, ceiling coving, original period feature, an alarm system and both a front garden and a rear South Facing private enclosed garden.





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(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	

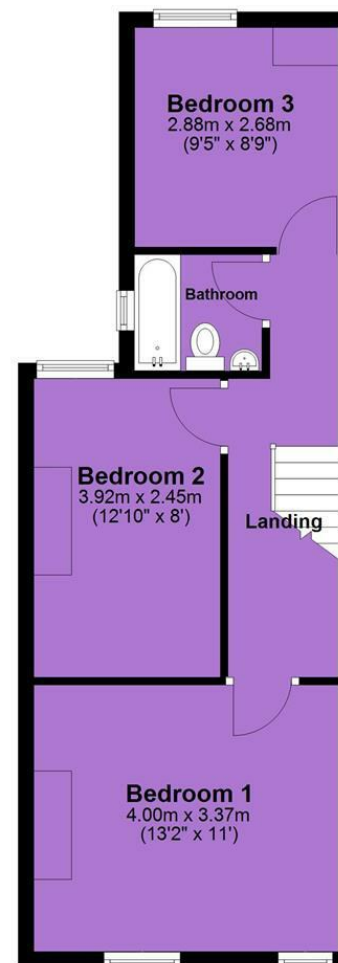


Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



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