

80 Yarburgh Street, Whalley Range, Manchester, M16 7EH





4 1 2 D

VIDEO TOUR AVAILABLE A deceptively spacious & well-loved, FOUR DOUBLE BEDROOM period end of terrace. Offering accommodation arranged over 4 floors with a south facing garden. Located in a highly convenient corner of leafy Whalley Range, this property is positioned a within easy reach of Manchester City Centre, Chorlton high-street and Alexandra Park.

This bay fronted property is within walking distance to fantastic transport links on Alexandra Road South, with links to motorways and the Metrolink station in both Firswood and Chorlton. Giving you direct access to Manchester city centre, Manchester airport and Media City. Alexandra Park is at the top of the road and both St Bede's College and William Hulme Grammar School are also on your door step.

In brief, the property consist of an entrance hall which allows access down into the large useful chamber cellars, a front facing lounge with a bay-window, a good sized kitchen/ breakfast room where you can access the rear SOUTH facing garden, a delightful dining room completes this floor.

Stairs leading to the first-floor landing reveal three sizable double bedrooms, and a white three-piece bathroom suite.

To the second floor there is a further good-sized double bedroom.

Other benefits include gas fired central heating, high ceilings, and both front and rear enclosed gardens.

£450,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(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: B



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233

E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

