

174A Manley Road, Whalley Range, Manchester, M16 8NE



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VIDEO TOUR AVAILABLE A brand new FOUR BEDROOM DETACHED property, with accommodation over three floors. Situated in a highly popular residential area of Whalley Range off Egerton Road North.

Within easy walking distance of both Chorlton and Whalley Range amenities, the Metrolink station on Wilbraham Road giving you direct access into the city centre, Media City and Manchester International Airport.

In brief, the accommodation consists of; an entrance hallway with a downstairs W.C, a under stairs storage cupboard, cloakroom, lounge to the front aspect and an impressive open plan living space with a fitted kitchen with plywood and painted kitchen units from Naked Kitchens, Smeg induction hob and ovens, Forezzo zero waste ply worktop and House of feature wall lights. Dining area with views and access out into the rear enclosed lawned garden and a utility room completes the ground floor.

Whilst to the first floor there is a landing leading to three good size bedrooms and a three-piece fitted bathroom suite.

Stairs leading to the top floor master bedroom, complete with a three-piece ensuite wetroom and Mandarin Stone tiles. A useful storage space.

The property benefits from under floor heating on the ground floor with white oiled oak herringbone flooring, aluminium front door, solar panels, wall mounted electric car charger, enclosed lawned garden and a driveway to the front providing off road parking.


OFFERED WITH NO VENDOR CHAIN.

£550,000



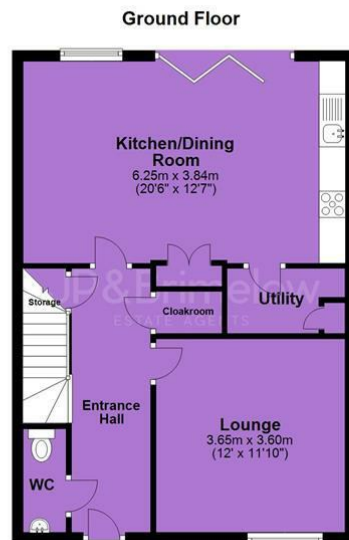


EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	94
(81-91) B			
(69-80) C			
(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:



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