

3 Nettleford Road, Whalley Range, Manchester, M16 8NL



JP&Brimelow
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****VIDEO TOUR AVAILABLE**** A beautifully presented & spacious, **FOUR DOUBLE BEDROOMED**, modern, semi-detached property located on a highly popular residential road here in Whalley Range off Kingsbrook Road.

Within a twenty-minute walk of the Metrolink Station on St Werburghs Road which gives you direct access into the City Centre/Media City, secondary schools on your doorstep, Whalley Range cricket and tennis club are located at the top of the road, close to universities, hospitals, and Manchester International Airport.

This well-planned property comprises; entrance/reception hallway, a downstairs W.C, a lounge to the front aspect with views into the front enclosed garden, an attractive fitted kitchen/dining room with access out onto the paved patio and a utility room completes this ground floor.

To the first floor there is a landing leading to two well-proportioned double bedrooms, master bedroom benefits from a dressing area and ensuite shower room, bedroom two also benefits from an ensuite three-piece family bathroom.

Whilst to the second floor there is a landing leading to two further double bedrooms with a Jack & Jill ensuite shower room.

The property benefits from double glazing throughout, warmed by gas fired central heating, a driveway providing off-road parking, an alarm control panel, and front and rear enclosed lawned garden.


This is a fantastic family home and early inspection is highly recommended due to the location and specification throughout.

£550,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	91
(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: D



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