

4 Abbotside Close, Whalley Range, Manchester, M16 7RP



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Offers In The Region Of £265,000

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VIDEO TOUR AVAILABLE A light and well-kept TWO BEDROOM mid terrace property, positioned in this popular residential cul-de-sac in Whalley Range, off Upper Chorlton Road. Located within a fifteen-minute walk to both the centre of Whalley Range on Withington Road and Chorlton with its array of independent bars, restaurants, shops and local amenities. Close to the Metrolink station on Rye Bank Road in Firswood, giving you direct access to Media city, Manchester City centre and Manchester International Airport. This well-planned accommodation consists of an entrance hallway, a spacious lounge to the front aspect and a fitted kitchen/dining room to the ground floor with access out into the rear enclosed garden. To the first floor there are two bedrooms and fitted three-piece bathroom suite. The property benefits from electric heating and an enclosed rear garden with a patio area and a driveway to the front, providing off road parking. Within walking distance to Alexandra Park for walks, runs and cycling. Early viewing is highly recommended due to the location. **Japanese Knotweed has been identified at the rear boundary. A professional 5-year treatment plan and 10-year insurance-backed guarantee (IBG) are already in place with a nationally recognised specialist contractor**





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

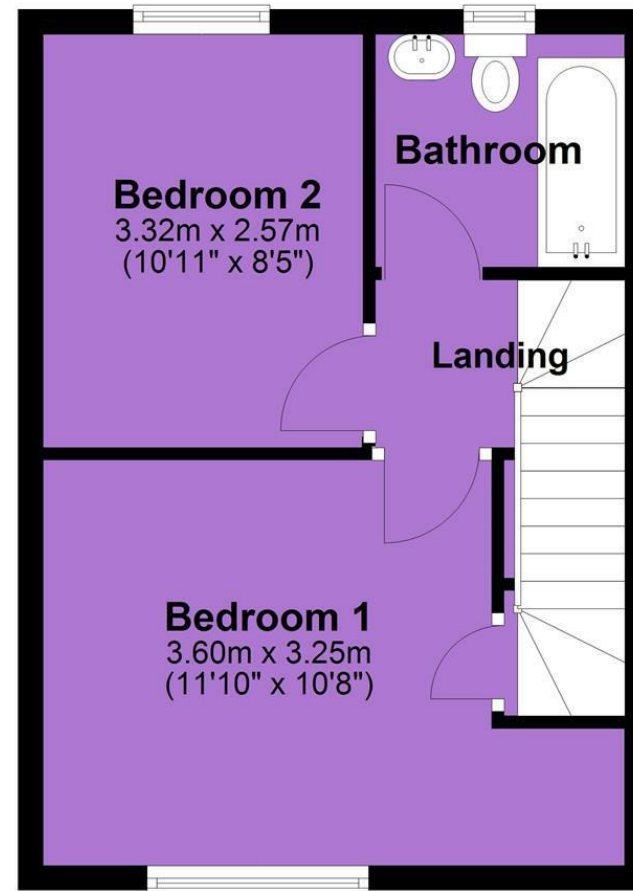


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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