

14 Lynwood Avenue, Whalley Range, Manchester, M16 8JZ



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £315,000




****VIDEO TOUR AVAILABLE**** A beautifully presented and spacious THREE BEDROOM, period bay-fronted mid-terrace home, ideally located on a sought-after cul-de-sac just off Clarendon Road in Whalley Range. Nearby to the centre of Chorlton, Whalley Range amenities at the top of the road and the Metrolink Station on Wilbraham Road which gives you direct access into Manchester City Centre, Media City, and to Manchester International Airport. The thoughtfully designed accommodation includes: a porch, entrance hall, a lounge featuring a bay window overlooking the front aspect, a dining room with views over the enclosed rear courtyard, and a fitted kitchen on the ground floor with direct access to the courtyard-style rear garden. On the first floor, a landing provides access to two generously sized double bedrooms, a third bedroom, and a three-piece family bathroom. The property benefits from stained lounge windows and is warmed by gas fired central heating, This period property features a rear enclosed courtyard style garden. Internal inspection is highly recommended.





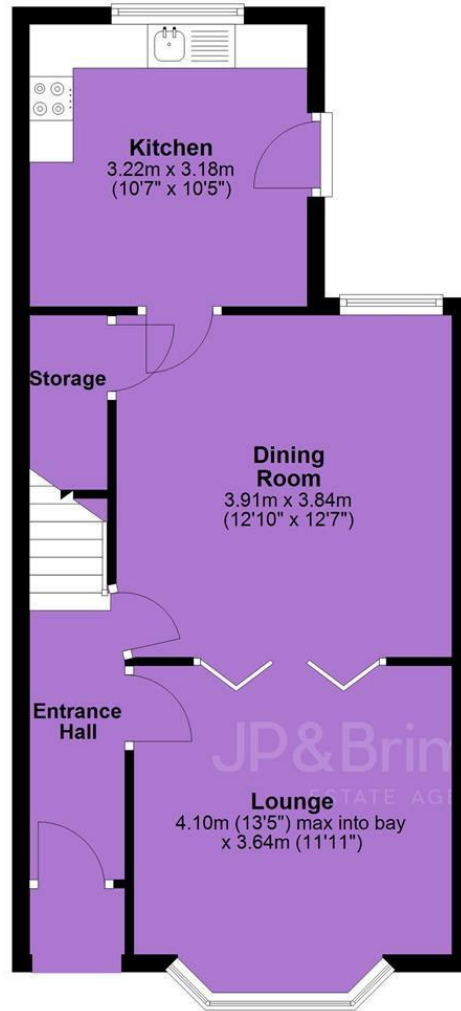
EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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

Ground Floor



First Floor



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