

1 Rowan Avenue, Whalley Range, Manchester, M16 8AP



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VIDEO TOUR AVAILABLE Welcome to Rowan Avenue, Whalley Range - a charming location for this delightful FOUR BEDROOM semi-detached house. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing. The two bathrooms ensure convenience for all residents, making busy mornings a breeze.

Situated in the leafy suburb of Whalley Range, this home offers a tranquil escape from the hustle and bustle of city life. The well-kept gardens provide a serene outdoor space where you can enjoy the fresh air and perhaps indulge in some gardening if you have a green thumb.

One of the highlights of this property is its original features, adding character and charm to the space. From elegant cornices to beautiful fireplaces, each detail tells a story of the house's history and adds a touch of elegance to the modern living space.

Conveniently located near Hilary Step, and a short stroll from the thriving community venue, the carlton club.

Don't miss the opportunity to make this spacious 4-bedroom semi-detached house in Whalley Range your new home. With its blend of original features, well-kept gardens, and proximity to Alexandra Park, this property offers a lifestyle of comfort and tranquillity in a sought-after location.

£575,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	62	
(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: C



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