

7 Marlborough Avenue, Whalley Range, Manchester, M16 0AJ



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £325,000

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VIDEO TOUR AVAILABLE A stylishly presented TWO DOUBLE BEDROOM with a useful Study/Nursery. A period mid-terrace bay fronted property, positioned in a leafy location off Clarendon Road in Whalley Range. The property is close to several schools, including the Ofsted outstanding Manley Park Primary School and the Hilary Step Bar, the local amenities of Manchester Road in Chorlton. The well-planned accommodation set over two floors comprises; vestibule, entrance hall, a through lounge with bay window to the front aspect/a dining room with French doors into the rear courtyard style garden and a fitted kitchen completes the ground floor. To the first floor there is a land leading to two good sized bedrooms and a modern three-piece shower room. There is a third bedroom that is being used as a study. Ideally located for transport links to Media city, Manchester Airport and Manchester City Centre either by Metrolink or by bus. The property benefits from gas fired central heating, and an enclosed front garden with an enclosed rear courtyard.





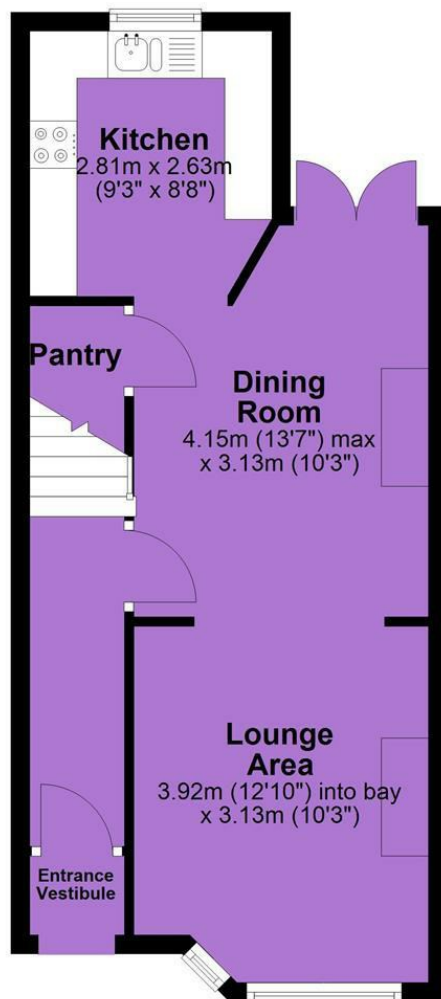
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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 	

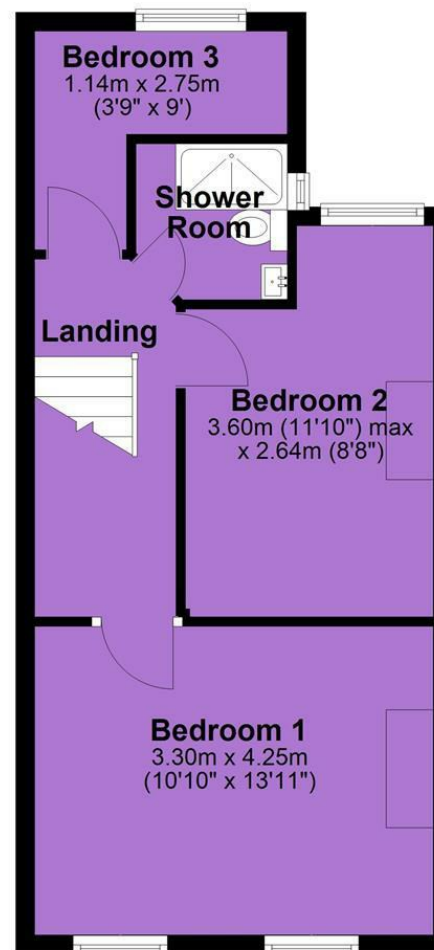


Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



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