

174 Manley Road, Whalley Range, Manchester, M16 8NE



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****VIDEO TOUR AVAILABLE**** Located in Whalley Range lies this stylish and truly stunning, THREE BEDROOM bay fronted, semi-detached property, recently extended and refurbished by the current owners creating space and modern living throughout.

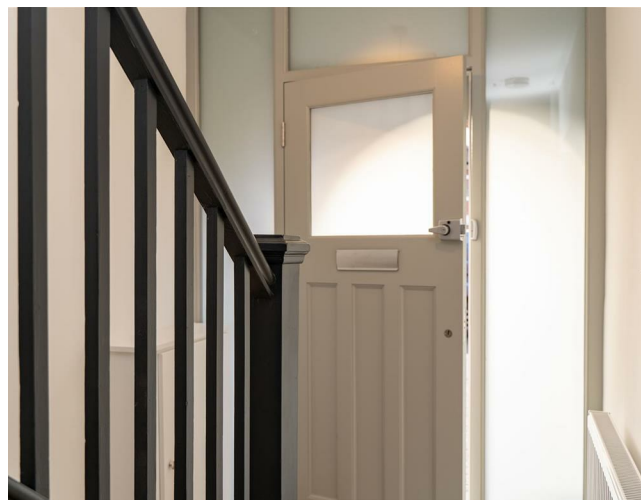
Situated within walking distance of the local shops on Clarendon Road as well as amenities on offer in both Chorlton & Whalley Range and close to Manley Park. Located in a fantastic position within a ten-minute walk of the Metrolink station situated on Wilbraham Road or St Werburgh's Road, giving you direct access to Manchester City Centre & Media City.

This well-planned accommodation comprises of; A porch leading to an entrance hallway, bay fronted modern lounge to the front aspect and an open plan kitchen, snug and dining area to the rear with anthracite aluminium bi-folding doors leading to the garden. This impressive kitchen includes features such as kitchen units decorated in Farrow and Ball Inchyra Blue, Lussostone kitchen tap, nkuku pendant and Pooky wall lights. The ground floor benefits from stunning parquet flooring throughout.

Whilst to the first floor there are three well-proportioned double bedrooms and a modern and tastefully decorated four-piece bathroom with Mandarin Stone tiled flooring.


The property benefits from a full re-wire, full new heating system and boiler, re-plastered throughout, new roof, new bathrooms and kitchen and a driveway providing off road parking.

£455,000



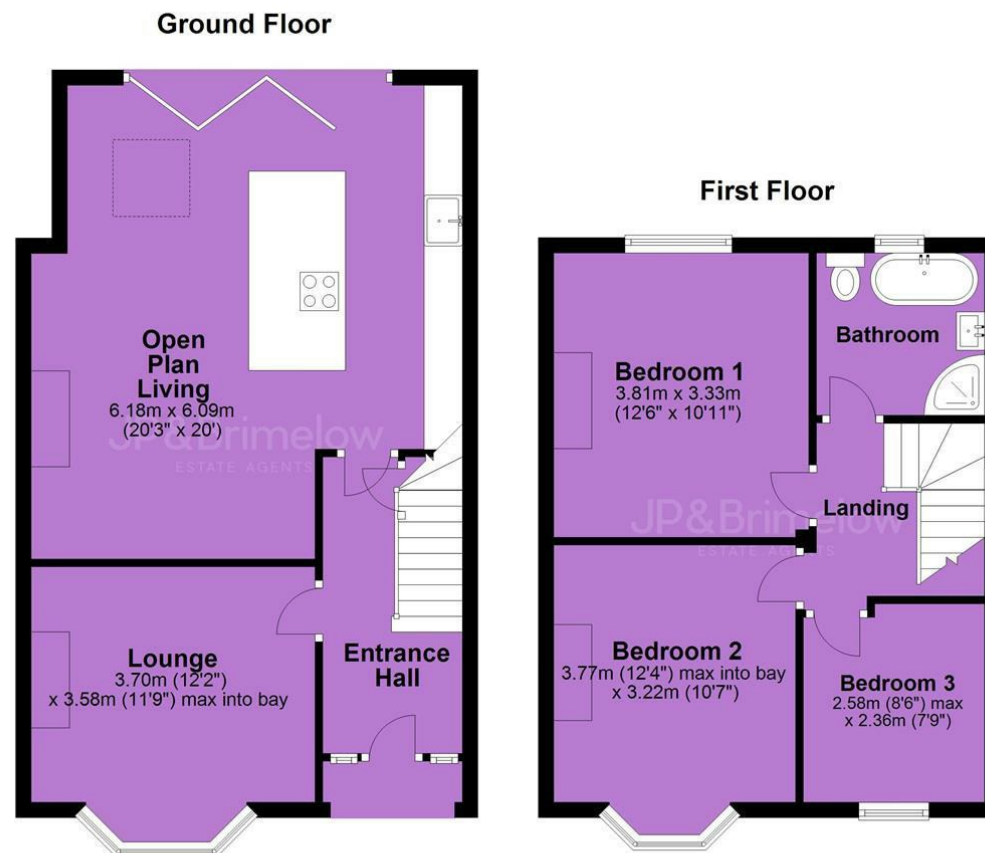


EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(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: C



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