

66 Alexandra Road South, Whalley Range, Manchester, M16 8QJ



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £350,000




VIDEO TOUR AVAILABLE A delightful FOUR BEDROOM link-detached property, situated on a leafy residential road in Whalley Range. Ideally located within walking distance of independent bars and restaurants on Upper Chorlton Road, with a Tesco Metro nearby on Withington Road. Excellent bus links on the doorstep, providing direct access into the City Centre and Manchester International Airport. Well-regarded primary and secondary schools are just a short distance away. In brief, the property comprises an entrance hall with a downstairs W.C., a good-sized lounge to the front aspect, and a fitted kitchen to the rear opening into a dining room, with views of and access to the rear garden. To the first floor, the landing reveals four bedrooms, with the master benefiting from a three-piece en-suite bathroom and a Juliette balcony. A separate three-piece bathroom completes this lovely home. The property also benefits from gas-fired central heating, a driveway leading to a brick-built garage, providing off-road parking, and a sizable rear enclosed garden. OFFERED WITH NO VENDOR CHAIN, an internal viewing 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	69	78
(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: **Leasehold** Council Tax Band: **D**

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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