

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



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £395,000

 3  1  2  D

VIDEO TOUR AVAILABLE A delightful and stylishly presented, THREE BEDROOM, semi-detached property. This traditional, box-bay fronted home sits on a good-sized corner plot and is located on a highly regarded tree lined road in Whalley Range. Within easy walking distance of both Chorlton and Whalley Range amenities, the Metrolink station on Wilbraham Road giving you direct access into the city centre, Media City and Manchester International Airport. In brief the property consists of; a porch, an entrance hall, a good-sized lounge/dining room which benefits from stripped and varnished floor boards and has views and access out into the rear garden, and a fully fitted kitchen completes this floor. Stairs leading to the first-floor landing reveal three good sized bedrooms, and a modern three-piece bathroom suite. The property benefits from gas fired central heating and a newly fitted boiler with fourteen year warranty, a drive way providing off road parking, and a rear enclosed garden.





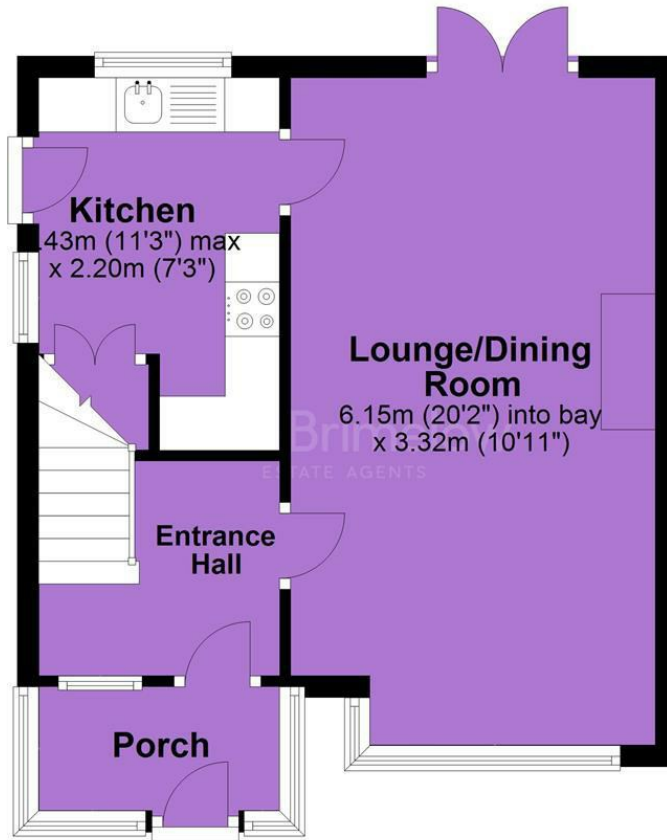
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(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**

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



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow