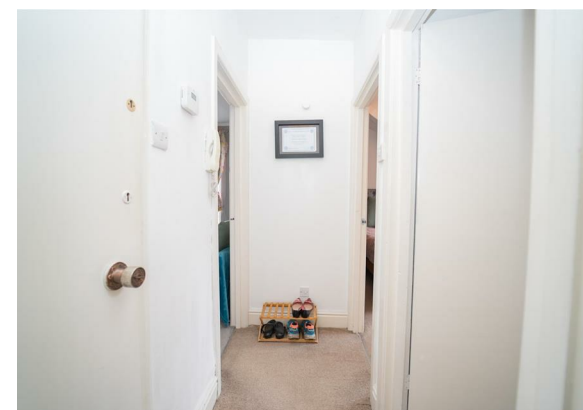


Flat 8 38 Clarendon Road, Whalley Range, Manchester, M16 8LD



Offers In The Region Of £120,000

****VIDEO TOUR AVAILABLE**** A ONE DOUBLE BEDROOM, second floor apartment within this attractive period conversion. Positioned on a highly popular tree lined residential road in Whalley Range, close to local shops, Manley park and restaurants on Manchester Road in Chorlton. Near by to the Metrolink stations in both Chorlton and Firswood, giving you direct access into Media City and the City centre. This well-planned apartment consists of; A communal entrance hallway, a private entrance hallway, a lounge/dining room, a fitted kitchen, a double bedroom and a fitted three-piece white bathroom. The apartment benefits from UPVC double glazing throughout, gas fired central heating, a large communal garden and off-street parking to the rear aspect. Would ideally suit a first-time buyer or an investment purchase and early viewing is highly recommended.





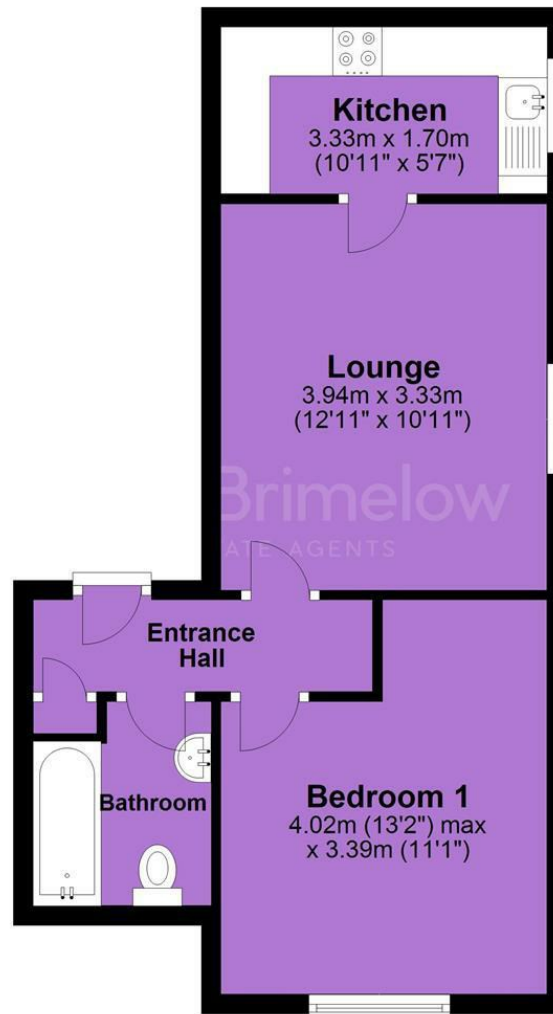
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	54	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: **Leasehold** Council Tax Band: **A**

Top Floor



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