

92 Yarburgh Street, Whalley Range, Manchester, M16 7EH



JP&Brimelow
ESTATE AGENTS



5 3 3 D

VIDEO TOUR AVAILABLE A charming & spacious FIVE BEDROOM, period, bay fronted mid terrace property. Situated on a highly regarded tree lined residential road in Whalley Range.

Within walking distance to fantastic transport links, giving you direct access into the city centre, with links to motorways and trams nearby, Alexandra Park, St Bede's College & William Hulme Grammar School are all on your door step.

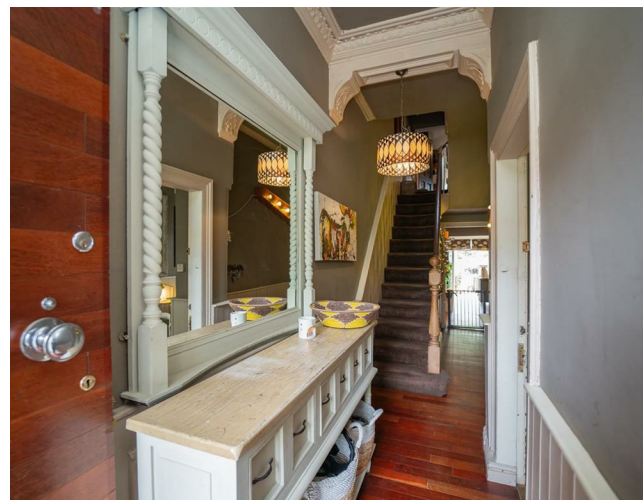
In brief, the accommodation comprises of; A porch, an entrance hall with access down into the useful chamber cellars, a delightful through lounge/ dining area with bay window to the front aspect and access out into the rear garden via patio door from the dining area. A good sized fully fitted kitchen with breakfast area to the rear with views and access out into the rear garden.

To the first floor there are three bedrooms one benefitting from built in storage. A white three-piece bathroom complete with free standing roll top bath completes this floor.

Whilst to the second floor the landing reveals an additional two bedrooms one benefitting from a useful storage cupboard and additional eaves storage. A three-piece bathroom completes this lovely home.

The property benefits from gas fired central heating, high ceilings, picture rails, original period features, chamber cellars and both front and rear enclosed gardens.

£500,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(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: B



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

