

62 York Avenue, Whalley Range, Manchester, M16 0AG




Offers In The Region Of £235,000

****VIDEOTOUR AVAILABLE**** This period THREE BEDROOM mid terrace property, situated in a desirable location in Whalley Range. A bay fronted home is within walking distance to the local shops and amenities on offer in both Chorlton and Whalley Range. Positioned within a ten-minute walk of the Metrolink stations situated on Wilbraham Road, Chorlton and Rye Bank Road in Firswood, giving you direct access to Manchester City Centre and Media City. In brief the well-planned accommodation comprises of; An entrance hallway, a lounge with a bay window to the front aspect, a dining room and a fitted kitchen with access into the enclosed courtyard style garden. Whilst to the first floor there are three good sized bedrooms and a three-piece shower room. The property is warmed by gas fired central heating and a private enclosed courtyard to the rear aspect.





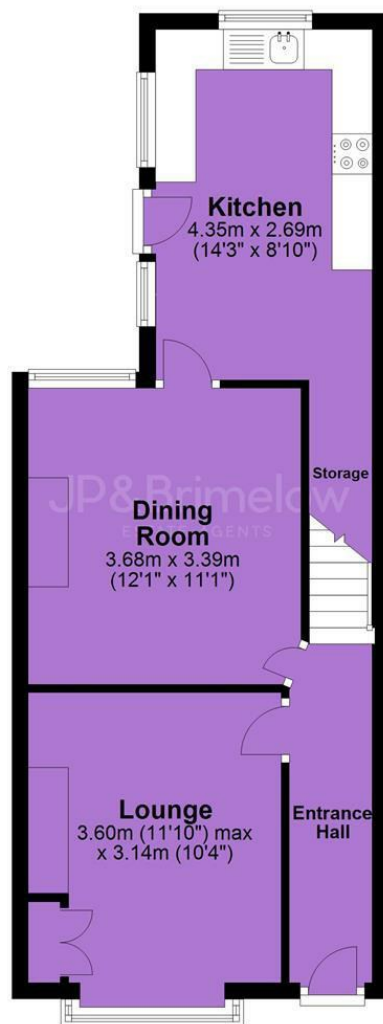
EPC Chart

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus)	A		87	
(81-91)	B			
(69-80)	C			
(55-68)	D	67		
(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: **A**

Ground Floor



First Floor



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