

62 Clarendon Road, Whalley Range, Manchester, M16 8LD



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £325,000


 3  1  2  D

VIDEO TOUR AVAILABLE A traditional and well proportioned, THREE BEDROOM, semi detached property. Conveniently located within walking distance of the amenities on Clarendon Road in Whalley Range, Manley Park, Alexandra Park, Manley Park Primary School, the vibrant café scene on Manchester Road, and Chorlton Metrolink station, providing direct access to the city centre and Media City. IN NEED OF COSMETIC UPDATING THROUGHOUT. In brief the accompadation consists of; A porch, an entrance hall, a dining room to the front aspect with a bay window, a lounge, a breakfast room, a W.C and a kitchen with access out into the rear enclosed garden. To the first floor there are two good sized bedrooms and an additional office/nursery room. A white two-piece bathroom and separate W.C completes this home. The property benefits from gas fired central heating, a driveway providing off road parking and a good sized large rear enclosed garden. OFFERED WITH NO VENDOR CHAIN.





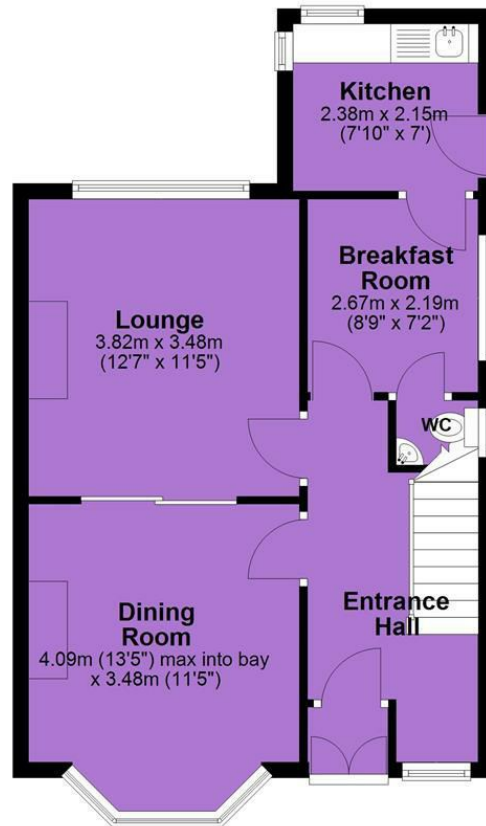
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

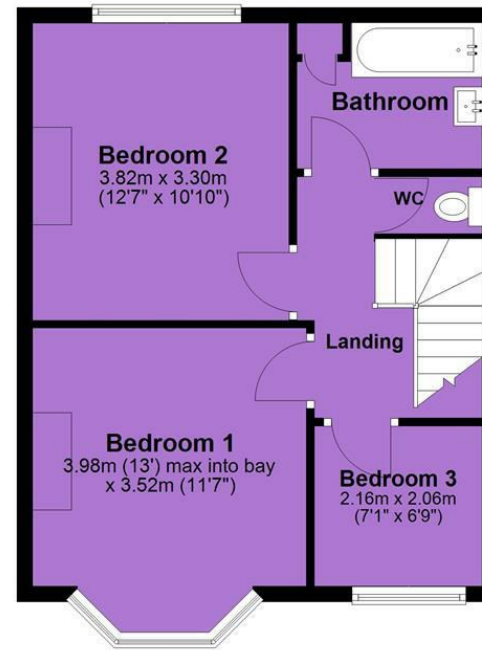


Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



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