

17 Park Drive, Whalley Range, Manchester, M16 0AF



**JP&Brimelow**  
ESTATE AGENTS



3 1 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive & deceptively spacious, THREE DOUBLE BEDROOM, semi-detached property. This period, bay fronted property is located in a highly popular residential location here in Whalley Range on Park Drive.

Perfectly located for transport links giving you direct access to motorways, cycle routes, the city centre and the Metrolink station nearby on Ryebank Road in Firswood. Alexandra Park, St Bede's College & William Hulme Grammar School are all on your door step. Manley Park and Oswald Road Primary school are both just a short distance away.

In brief this stylishly presented property consist of; a porch, a welcoming entrance hall benefitting from a useful storage cupboard, a delightful front facing lounge which benefits from a bay window, a fully fitted contemporary kitchen which offer a breakfast island and Belfast sink, a sizeable dining room which benefits from a feature fireplace, stripped and varnished floor boards, and views and access out into the rear garden.

Stairs leading to the first-floor landing reveal three large double bedrooms, the principle benefiting from built in wardrobes. A white three-piece bathroom suite, and separate W.C completes this fantastic property.

Other features include gas fired central heating, high ceilings, ceiling coving and picture rails, stripped and varnished floor boards, a driveway providing off road parking, a rear enclosed garden, and solar panels.

A separate parcel of land located to the rear of the property, accessed from College Drive, featuring a garage offering useful off-street parking or storage, which the current Vendors choose to rent out for £150pcm.


Early viewing is highly recommended to fully appreciate all this property has to offer.

£535,000





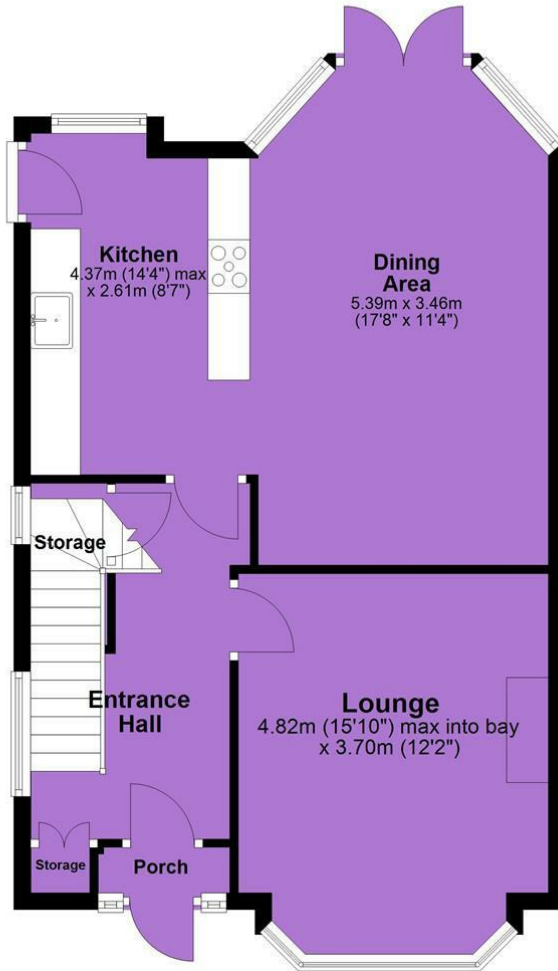
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

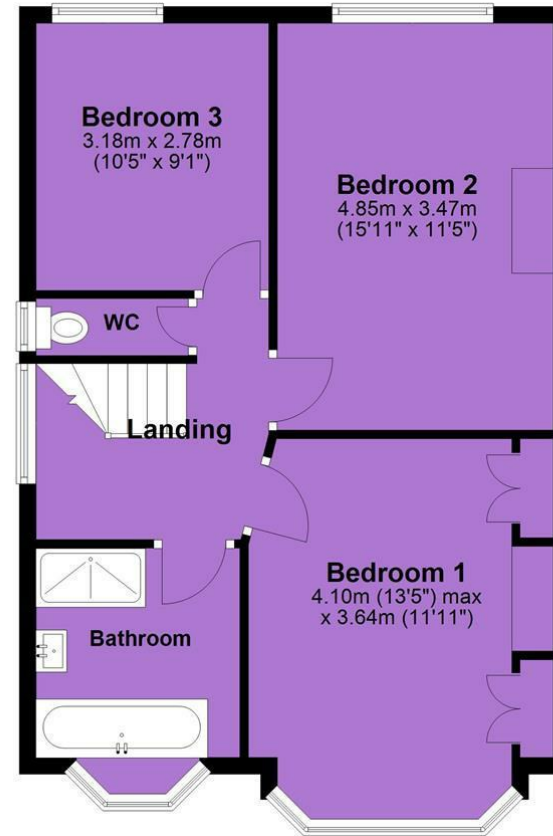


Tenure: Freehold Council Tax Band: C

## 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 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.

jpandbrimelowstateagents

@jpandbrimelow

