

8 Strathmore Avenue, Whalley Range, Manchester, M16 0BU



JP&Brimelow
ESTATE AGENTS



3 1 3

VIDEO TOUR AVAILABLE An attractive, THREE BEDROOM, extended, bay fronted semi-detached property. Situated on a popular tree-lined residential cul-de-sac off Manchester Road positioned at the head of the Avenue occupying a fantastic corner plot.

Within walking distance to local amenities of Chorlton on Manchester Road and Whalley Range on Clarendon Road, the Metrolink station on Rye Bank Road in Firwood giving you direct access into the city centre & Media city. Manley Park primary school nearby and Manley Park with a children's playground.

In brief the spacious accommodation comprises: porch, entrance hallway with a useful storage cupboard, a lounge with a bay window to the front aspect, a family room with French doors leading out into the rear enclosed garden, a dining room with a separate W.C and a fitted kitchen to the ground floor with access out to the side aspect.

The first floor reveals a landing leading to three good sized bedrooms, a separate W.C and a two-piece shower room. There is also access into the loft space.

The property also benefits from ceiling coving, fireplaces, stripped wooden floor boards, warmed by gas fired central heating, a driveway providing ample off-road parking for several vehicles and access to the side leading to the enclosed rear garden.

Would ideally suit a professional couple or a young family due the location and early inspection is highly recommended due to the space and potential available to this home.

OFFERED WITH NO ONWARD CHAIN.

£475,000





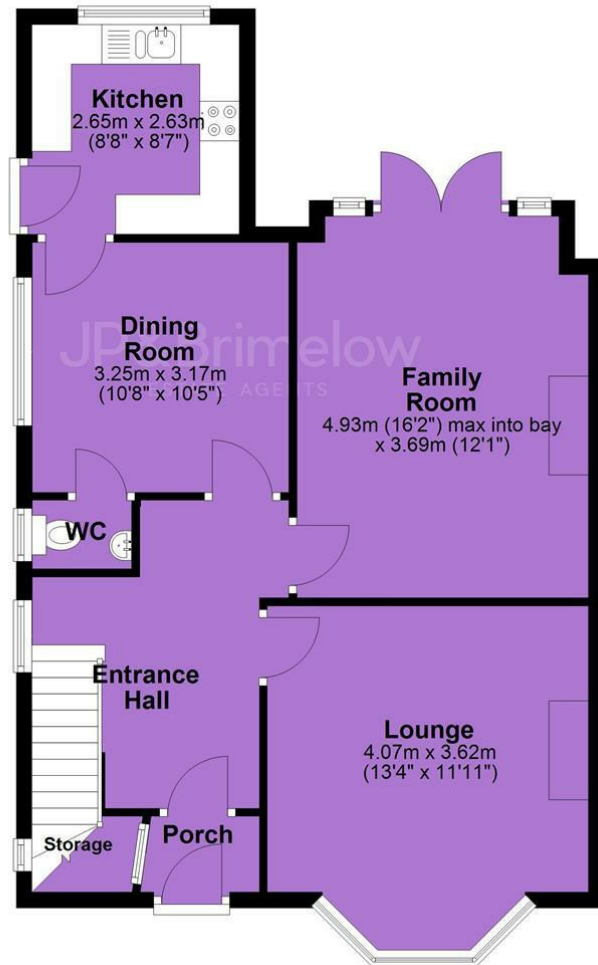
EPC Chart

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

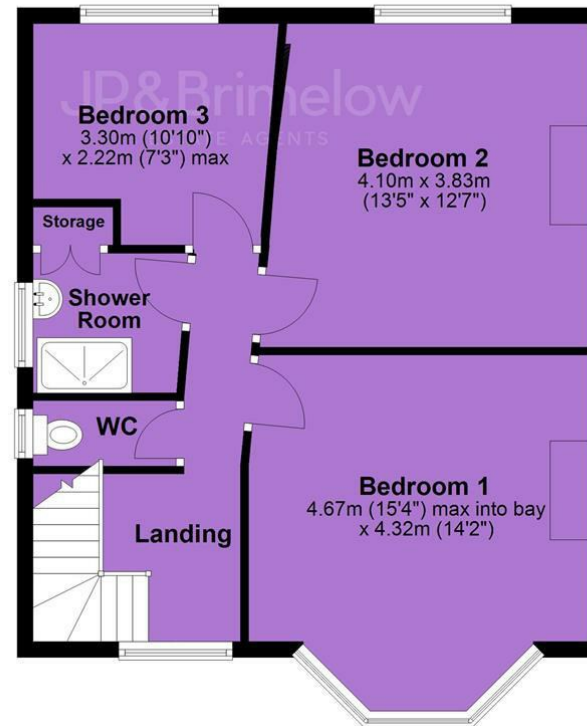


Tenure: Freehold Council Tax Band: C

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 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

