

3 Bury Avenue, Whalley Range, Manchester, M16 0AT



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £350,000


 3  1  2  D

VIDEO TOUR AVAILABLE A stylishly presented & delightful, THREE BEDROOM, period, bay-fronted, mid-terraced property situated on a cul-de-sac off York Avenue. In a highly desirable location within walking distance to the local shops on Clarendon Road, amenities on offer in both Chorlton & Whalley Range and close to the Ofsted 'Outstanding' Manley Park Primary School. In a fantastic position within a ten-minute walk of the Metrolink station situated on Wilbraham Road or Rye Bank Road giving you direct access to Manchester City Centre & Media City. In brief the well-planned accommodation comprises of; An entrance vestibule, an entrance hallway, a lounge to the front aspect with box bay window, a dining room complete with exposed brick feature fire place, leading on to a fitted kitchen/breakfast room with access out into the rear enclosed courtyard. To the first floor there is a landing leading to three well-portioned bedrooms and a modern white three-piece family bathroom. The property benefits from gas fired central heating, high ceilings, ceiling coving, and a rear enclosed courtyard.





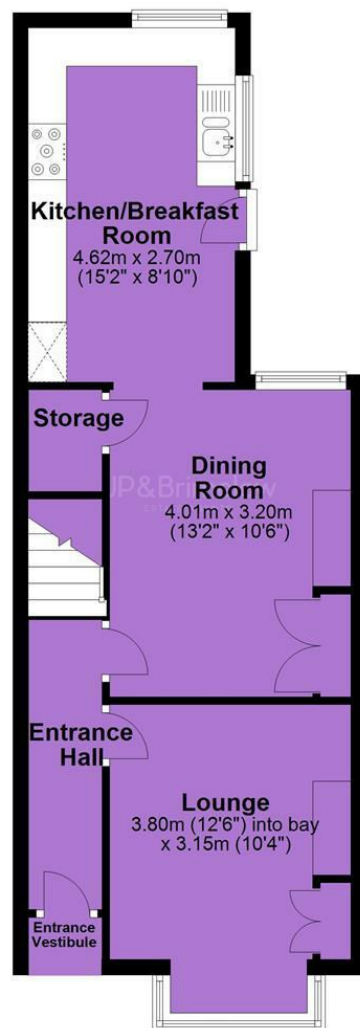
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

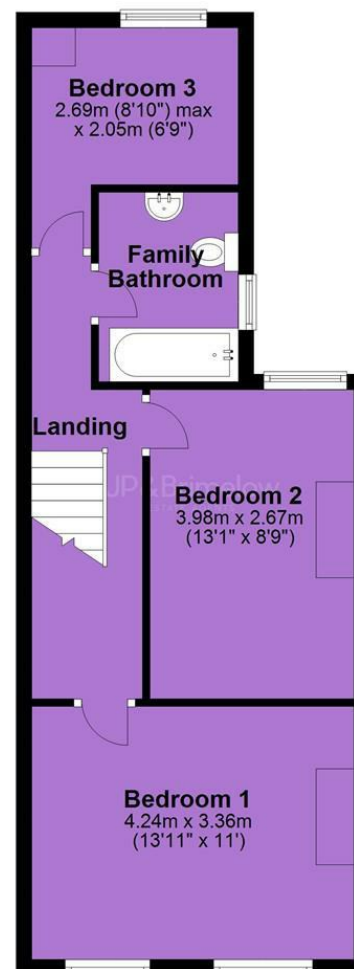


Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



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