

Flat 3, 80 Manley Road, Whalley Range, Manchester, M16 8ND



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £150,000

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VIDEO TOUR AVAILABLE A well-presented, ONE DOUBLE BEDROOMED, top floor apartment within this attractive period conversion situated in this quiet and leafy location off Withington Road here in Whalley Range. A stone's throw from Alexandra Park, a ten-minute walk to nearby independent bars/restaurants including 'The Hilary Step' bar on Upper Chorlton Road, Tesco Metro is nearby on Withington Road and fantastic transport links on Alexandra Road South giving you direct access into the City Centre. The apartment comprises; communal entrance hallway, stairs leading to all floors. A private entrance hall, a lounge/dining room with a bay window to the front aspect, a beautifully fitted kitchen, a double bedroom with useful built in storage cupboard and a modern white three-piece bathroom suite. The apartment benefits from being warmed by gas fired central heating and an enclosed resident communal lawned garden to the rear aspect. Would ideally suit a first-time-buyer or professional couple and early viewing is highly recommended.





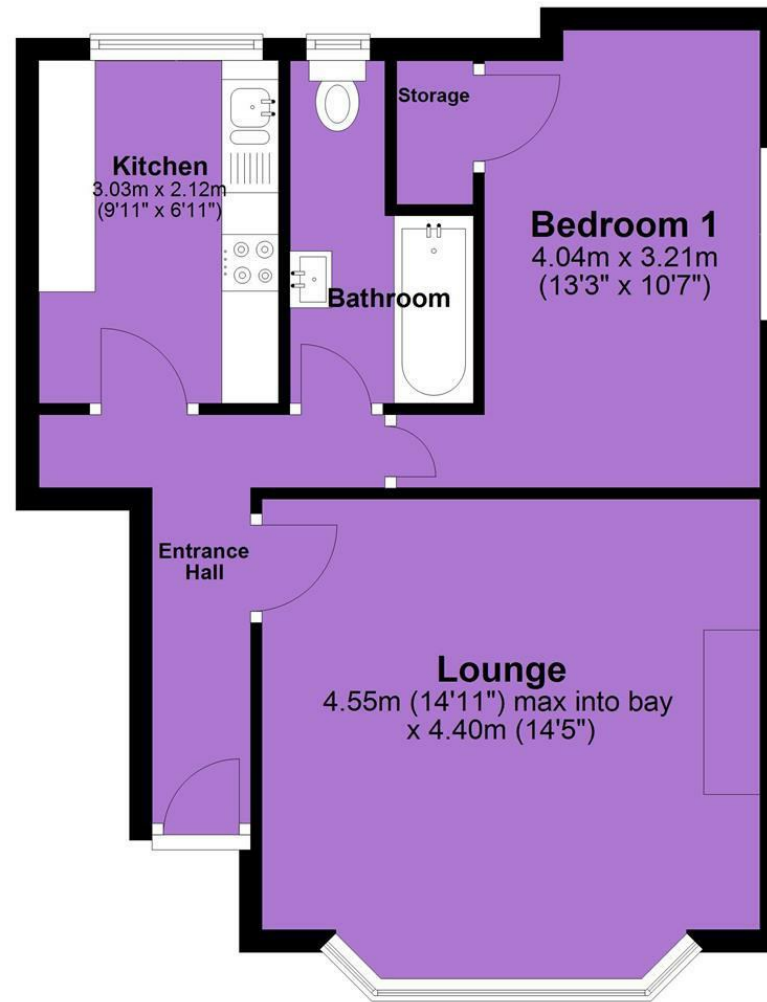
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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: **Leasehold** Council Tax Band: **A**

Second Floor



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