

74 Cromwell Avenue, Whalley Range, Manchester, M16 0BG



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Offers In The Region Of £315,000

****VIDEO TOUR AVAILABLE**** A spacious & attractive, THREE DOUBLE BEDROOM, bay fronted, mid terrace property positioned in a leafy location running parallel with Egerton Road North. The property is close to several schools, including the Ofsted outstanding Manley Park Primary School, the Hilary Step Bar and Jam Street Cafe, the local amenities of Chorlton, and is ideally located for transport links to Media city, Manchester Airport and Manchester City Centre either by Metrolink or by bus.


The well planned accommodation over two floors comprises of; an entrance hallway, lounge, dining room and a modern fully fitted kitchen completed with a breakfast bar and gas range cooker to the ground floor with access out to the side aspect into the rear enclosed courtyard style garden. To the first floor there are three double bedrooms and a modern white three piece family bathroom suite. The property benefits from many period features throughout, under stairs storage, warmed by gas fired central heating and a front & rear enclosed landscaped garden.

A fantastic home for a first time buyer or a professional and internal inspection highly recommended.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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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