

45 Alexandra Road, Whalley Range, Manchester, M16 7HA



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £280,000

 3  2  2  c

*** VIDEO TOUR AVAILABLE*** A delightful and spacious, THREE BEDROOM, mid terrace, townhouse. Situated in a fantastic location with transport links on your doorstep giving you direct access into Manchester City Centre. Parks and schools are also nearby. In brief the accommodation comprises of; A vestibule porch with useful storage cupboard, an entrance hall, a fabulous open plan lounge/ dining room with views and access out into the rear garden. A modern fully fitted kitchen complete the ground floor. To the first floor the landing reveals two good sized bedrooms and white three-piece bathroom suite. Whilst to the second floor there is a large principal bedroom with an en-suite shower room and useful eaves storage. The property benefits from gas fired central heating, off street parking and a rear garden.





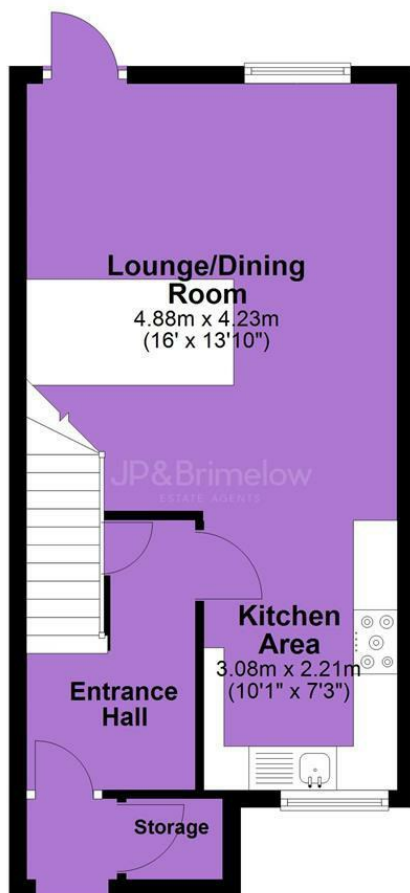
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(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: **Leasehold** Council Tax Band: **C**

Ground Floor



First Floor



Second 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



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