

47 Springbridge Road, Whalley Range, Manchester, M16 8PW



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £400,000

 3  1  2  D

VIDEO TOUR AVAILABLE An attractive & spacious, THREE BEDROOM, traditional, semi- detached property. IN NEED OF COSMETIC UPDATING THROUGHOUT. Within a twenty-minute walk of the Metrolink Station at Morrisons on Wilbraham Road which gives you direct access into the City Centre/Media City, good secondary schools on your doorstep, Whalley Range cricket and tennis club are located nearby on Kingsbrook Road, close to universities, hospitals, and Manchester International Airport. The property consists of a porch, an entrance hall with cloakroom, a family room to the front aspect, a good-sized lounge with patio doors leading out into the rear enclosed garden, a morning room and a kitchen with access out into the rear garden. Whilst to the first floor there are three good sized bedrooms, a two-piece bathroom and separate W.C completing this home. The property benefits from gas fired central heating, a driveway providing off road parking and a rear enclosed garden. OFFERED WITH NO VENDOR CHAIN.





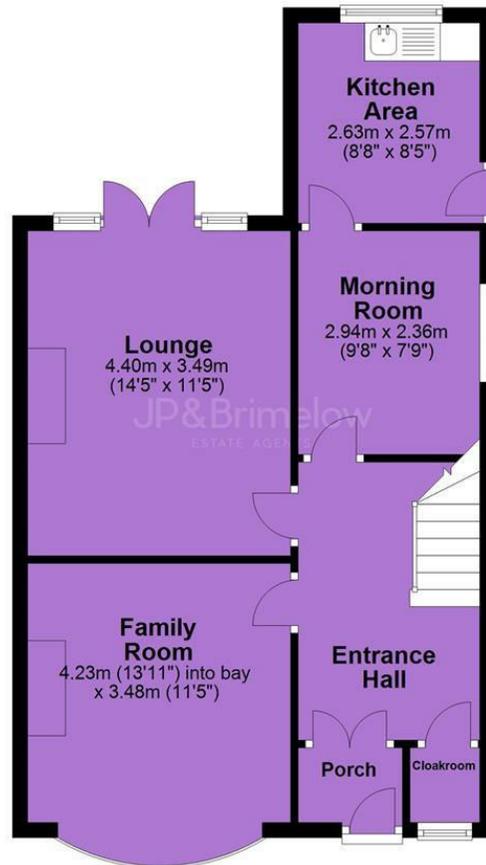
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C	68		
(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 	

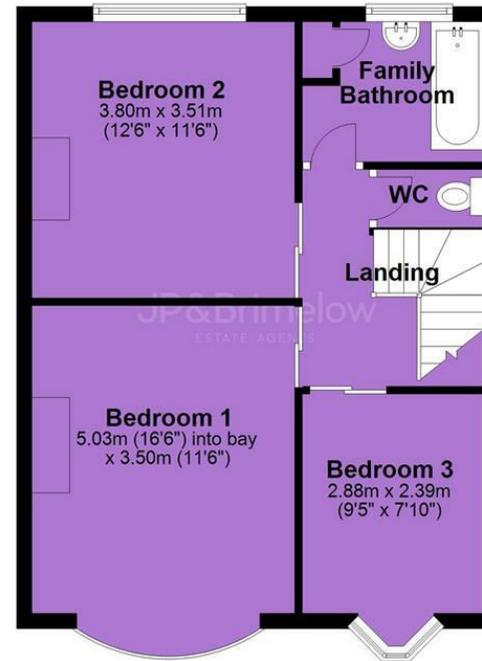


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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