

39 Green Walk, Whalley Range, Manchester, M16 9RE



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VIDEO TOUR AVAILABLE Introducing this stunning spacious FOUR BEDROOM semi-detached property. Located off Wood Road in Whalley Range.

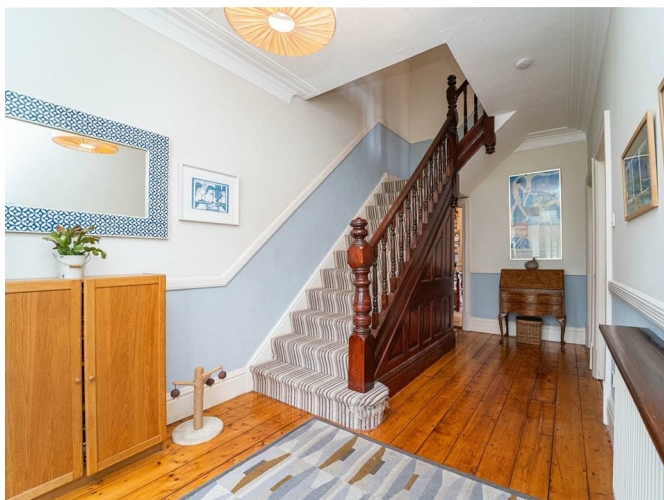
Situated on a sought-after, tree-lined residential road within this conservation area just off Upper Chorlton Road, the property enjoys a prime position overlooking the Green for residents. It benefits from excellent transport connections, offering easy access to major motorways, cycle routes, the city centre, and the nearby Metrolink station on Ryebank Road in Firswood. Alexandra Park, St Bede's College, Chorlton High School and William Hulme Grammar School are all within close proximity.

In brief this well planned and spacious property consists of a porch, an entrance hall with access down into the useful chamber cellars, a good-sized Lounge with a bay window to the front aspect, a fully fitted kitchen/dining room with a bay window, with views and access into the rear garden, and an office through to a three-piece shower room, with further access to the rear garden.

The first floor landing reveals four large bedrooms, a three-piece bathroom suite and a separate W.C.

The property benefits from gas fired central heating, high ceilings, picture rails, ceiling coving and a rear enclosed garden. Internal inspection highly recommended to appreciate this lovely home.

£750,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(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: D



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