

15 Hazel Avenue, Whalley Range, Manchester, M16 8DY



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 5  3  2  D

****VIDEO TOUR AVAILABLE**** An extended FIVE BEDROOM semi-detached property, located on a popular tree-lined cul-de-sac in Whalley Range, near Dudley Road.

Just a stroll away from excellent transport options, offering direct access to the city centre, with motorways and tram links nearby. Alexandra Park, St Bede's College, and William Hulme Grammar School are conveniently located right at your doorstep.

This bay fronted home consists of a good-sized entrance hallway, lounge with a bay window to the front aspect, an impressive kitchen/dining room with access into the rear enclosed garden and a downstairs W.C. Access to the basement, where you will find a double bedroom.

Whilst to the first floor there is a landing leading to a sizeable double bedroom with a bay window to the front, a further two bedrooms to the rear of the property and a three-piece bathroom suite. Stairs lead to the second floor, with a further double bedroom, useful storage and a three-piece ensuite shower room.

The property benefits from high ceilings and is warmed by gas fired central heating. It also has an enclosed lawned rear garden and a driveway, providing off-road parking to the front.

£500,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	80
(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

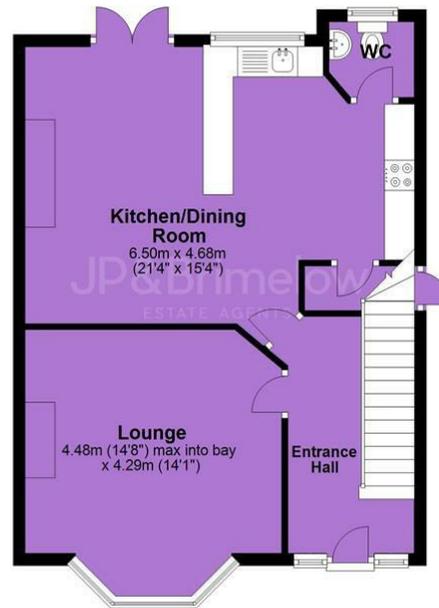
Basement



First Floor



Ground Floor



Second Floor



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