

4 Green Walk, Whalley Range, Manchester, M16 9RF



JP&Brimelow
ESTATE AGENTS



4 2 2

VIDEO TOUR AVAILABLE Introducing this spacious FOUR BEDROOM semi-detached property. Located off Wood Road in Whalley Range. With accommodation spread over three floors including the large chamber cellars.

Positioned on a highly regarded residential tree lined road in this conservation area off Upper Chorlton Road, the property is perfectly located opposite the Green for all residents. Fantastic transport links giving you direct access to motorways, cycle routes, the city centre and the Metrolink station nearby on Ryebank Road in Firswood. Alexandra Park, St Bede's College & William Hulme Grammar School are all on your door step.

In brief this well planned and spacious property consists of; A porch, an entrance hall with access down into the chamber cellars, a good sized dining room with bay window to the front aspect, a lounge with a bay window giving views into the rear garden, a fitted kitchen and a utility area which has access out into the rear garden.

To the first floor the landing reveals three large bedrooms, two benefitting from built in wardrobes. A further bedroom and a white four-piece bathroom suite completing this delightful home.


The property benefits from gas fired central heating, high ceilings, partial stained and leaded windows, picture rails, ceiling coving and a rear enclosed garden.

£675,000





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		
(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



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

