

19, Blenheim Avenue, Whalley Range, Manchester, M16 8JT



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £325,000


 3  1  2  D

VIDEO TOUR AVAILABLE A beautifully presented and spacious bay fronted, THREE BEDROOM property positioned on a quiet residential road, off Clarendon Road in Whalley Range. This period mid-terraced property is within walking distance to Chorlton Village and all its local amenities. The Metrolink station is close by, giving you direct access into the City Centre and Media City. Within walking distance to the local shops on Clarendon Road, Manley Park and good local Primary Schools. This well-planned accommodation consists of; An entrance hall, a good sized through lounge/ dining area, the lounge benefitting from a bay window to the front aspect and a log burner. There is a useful under stairs storage cupboard and a fully fitted kitchen with views and access out into the rear courtyard. To the first floor there are two good-sized double bedrooms, a further bedroom and a fitted three-piece family shower room. The property benefits from; gas fired central heating, high ceilings, original period features, and a rear enclosed courtyard.





EPC Chart

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

Ground Floor



First Floor



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