

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



JP&Brimelow
ESTATE AGENTS



4 2 2 D

VIDEO TOUR AVAILABLE Introducing this stunning spacious FOUR BEDROOM bay fronted, semi-detached property. Located off Wood Road in Whalley Range situated on a sought-after, tree-lined residential road within this conservation area.

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.

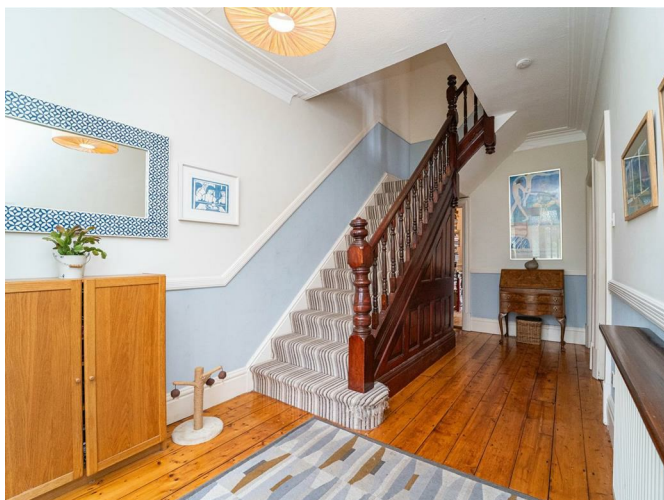
In brief this well planned and spacious property consists of a porch, an entrance hall with access down into the useful chamber cellars, a good-sized Lounge with a bay window to the front aspect, a fully fitted kitchen/dining room with a bay window, with views and access into the rear garden, and an 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, a gravel driveway leading to a useful garage and a rear enclosed garden. The property enjoys a prime position overlooking the Green for residents to use, socialise and relax with neighbours.

Internal inspection highly recommended to appreciate this lovely home and the location.

£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



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

