

14 Beech Hurst Close, Whalley Range, Manchester, M16 8EP



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £179,500

**\*\*VIDEO TOUR AVAILABLE\*\*** A well-kept, TWO BEDROOMED, first floor apartment situated in this attractive purpose built development here on a quiet and leafy private cul-de-sac off College Road, a residential tree-lined road. Within walking distance of the Firwood Metrolink station on Ryebank Road and other transport links on Upper Chorlton Road giving direct access to the city centre and motorways. Alexandra Park is less than 1km away and there's a good choice of local schools; primary and secondary nearby. In brief, the well-planned accommodation comprises: entrance hallway, two double bedrooms, a family bathroom, kitchen and lounge/dining room with views into the lawned communal area and beyond to the 18th Century college building next door. The property benefits from double glazed windows, is warmed by electric heating, has off-road allocated parking and a lawned communal garden. Early viewing is highly recommended.







## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	



Tenure: **Leasehold** Council Tax Band: **A**

## First Floor



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