

227c Withington Road, Whalley Range, Manchester, M16 8LU



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* An immaturely presented and extended, **THREE DOUBLE BEDROOM**, three-storey townhouse. Situated in this fantastic location on Withington Road overlooking St Bede's playing fields.

Located nearby to good primary & secondary schools, Alexandra Park and Whalley Range Tennis & Cricket Club. Within a twenty-minute walk to the Metrolink station on Wilbraham Road in Chorlton and bus routes on Alexandra Road South, giving you access into Manchester City Centre, Media City and Manchester International Airport.

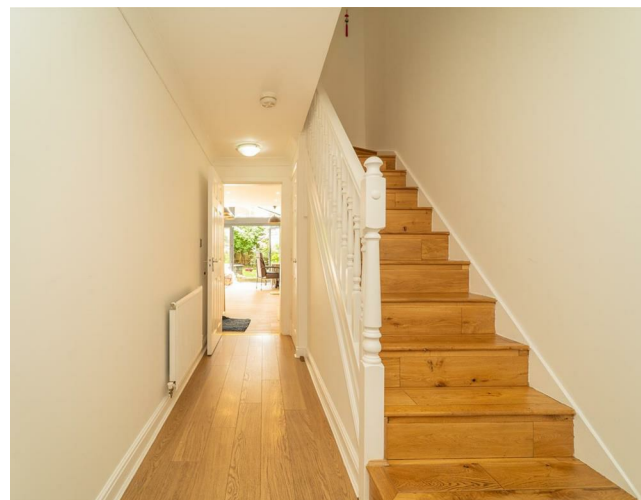
In brief, the well-planned accommodation consists of; A porch with a useful storage cupboard, an entrance hall, a modern four-piece bathroom complete with talk in shower, there is access into the garage via the bathroom. There is an impressive open plan fully fitted kitchen/ dining room, complete with a lounge area with bi-fold doors opening out into the rear enclosed garden.

To the first floor there is a landing leading to a spacious family room with views over the rear garden, a kitchen/ dining rooms sits to the front aspect benefitting from a balcony.

To the second floor the landing reveals three good sized bedrooms, the principle benefiting from an en-suite shower room. A three-piece bathroom suite completes this fabulous home.

The property benefits from gas fired central heating, high ceilings throughout, a rear enclosed garden and a driveway to the front aspect providing off road parking for multiple vehicles.

£450,000





## 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>                            | 70                                                                                                          | 76        |
| (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  |           |

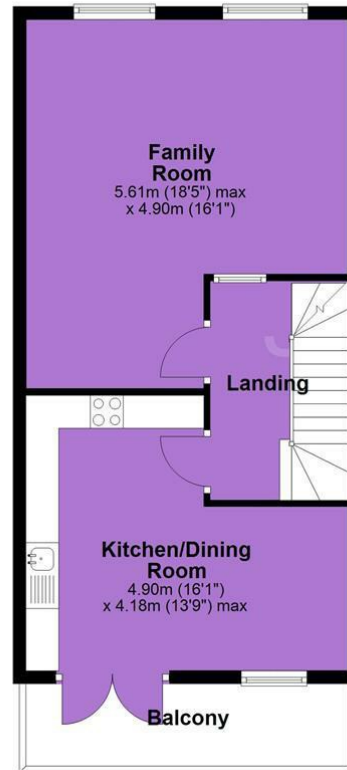


Tenure: Freehold Council Tax Band: D

## Ground Floor



## First Floor



## Second Floor



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