

17 Athol Road, Whalley Range, Manchester, M16 8QW



**JP & Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £450,000



\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious & well-presented THREE BEDROOM, bay-fronted, semi-detached property. Found in a leafy location off Kingsbrook Road here in Whalley Range, within walking distance to Whalley Range Tennis Club. Nearby to Hough End playing fields, Whalley Range Girls School & William Hulme Grammar School are all on your doorstep and the cafes and bars for which Chorlton is loved by so many, are a five-minute drive away on Beech Road. In brief the well planned accompadation consists; a porch, an entrance hallway, downstairs W.C, a lounge with a bay window to the front aspect, a dining room with French doors to the rear aspect and an extended fitted kitchen to complete the ground floor with access out into the rear enclosed garden. Stairs leading to the first-floor landing reveal three bedrooms, a useful storage room and a modern white three-piece bathroom suite. Features throughout the property include; an alarm system, warmed by gas fired central heating, a driveway providing parking to the front aspect and a fantastic enclosed lawned rear garden.





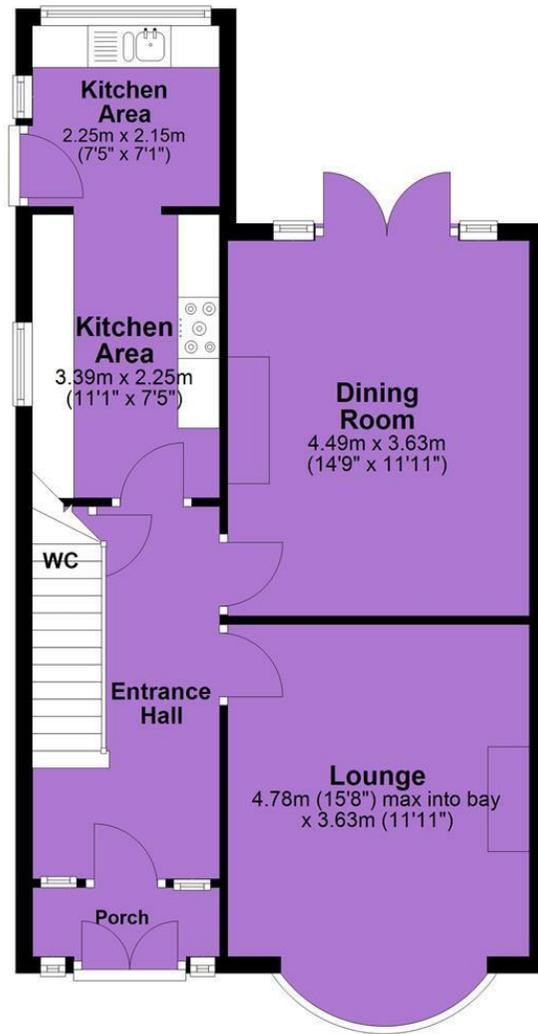
## EPC Chart

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>			<b>80</b>
(55-68) <b>D</b>		<b>59</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 	

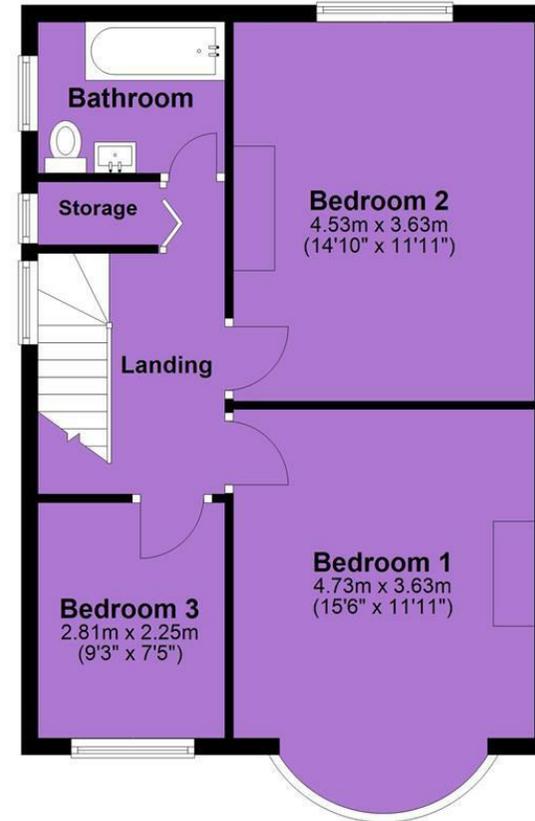


Tenure: **Freehold** Council Tax Band: **C**

## Ground Floor



## First Floor



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.

jpandbrimelowstateagents

@jpandbrimelow