

Thornbury Mews, 38 Whalley Grove, Whalley Range, Manchester, M16 8DN



JP&Brimelow
ESTATE AGENTS



 4  2  2  B

VIDEO TOUR AVAILABLE A deceptively spacious and charming, FOUR DOUBLE BEDROOM, mid terrace townhouse. Situated in a quiet residential leafy location in Whalley Range positioned off College Road.

The property is perfectly located for transport links giving you direct access to motorways, cycle routes, the city centre and the Metrolink station nearby on Ryebank Road in Firswood. Alexandra Park, Upper Chorlton Road has a selection of bars, several Primary Schools nearby, St Bede's College & William Hulme Grammar School are all on your door step.

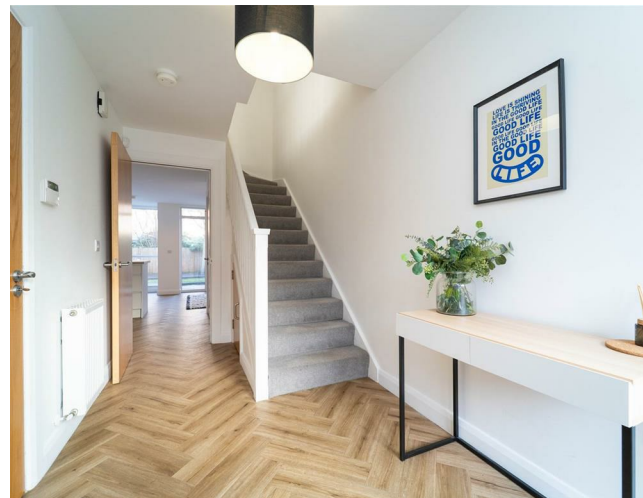
This immaculately presented home has accommodation spread over three floors and in brief consist of; an entrance hall with access into the garage and useful understairs storage cupboard, a beautiful open plan kitchen/ dining area sits to the rear aspect with views and access out into the rear garden, and a downstairs W.C completes this floor.

To the first floor there is a delightful lounge, a good-sized double bedroom, a white three-piece shower room, and an office.

Stairs leading to the second-floor landing reveal three additional double bedrooms, the principle benefitting from a three-piece bathroom suite, a balcony, and a storage cupboard which completes this fantastic property.

The property benefits from gas fired central heating, an alarm system, high ceilings, a driveway proving off road parking, a garage, and a rear enclosed garden.

£495,000





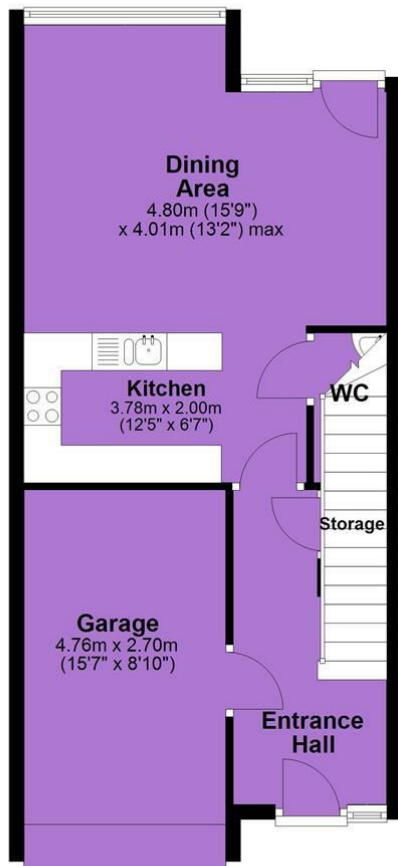
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

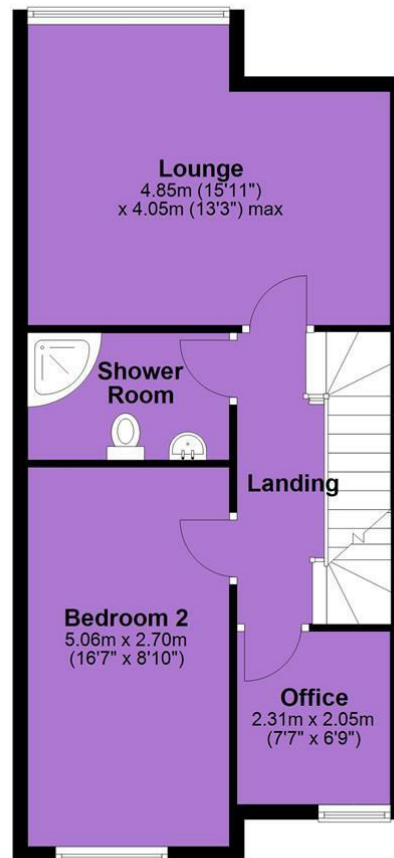


Tenure: Freehold Council Tax Band: D

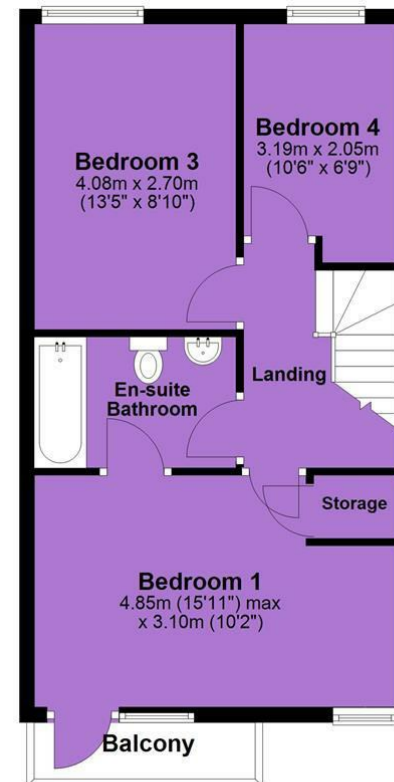
Ground Floor



First Floor



Second 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.

jpandbrimelowestateagents

@jpandbrimelow

