

18 Stratton Road, Whalley Range, Manchester, M16 0BB





3 1 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive, THREE BEDROOM, extended, bay fronted semi-detached property. Situated on a popular tree-lined residential road off Manchester Road.

Within walking distance to local amenities of Chorlton on Manchester Road and Whalley Range on Clarendon Road, the Metrolink station on Rye Bank Road in Firswood giving you direct access into the city centre & Media city. Manley Park primary school nearby and Manley Park with a children's playground.

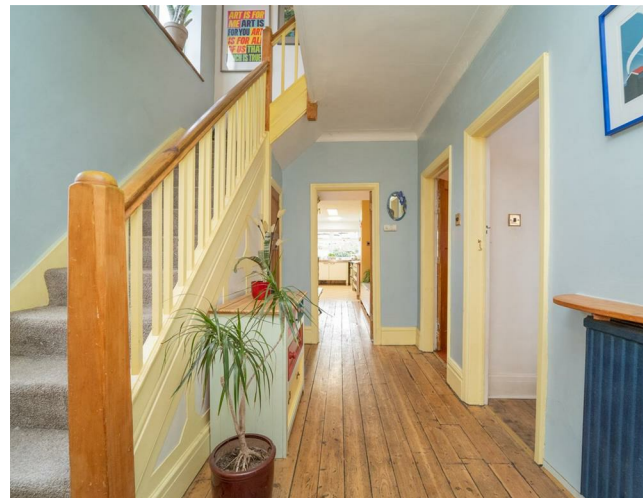
In brief the spacious accommodation comprises: porch, entrance hallway with a useful storage cupboard, a family room with a bay window to the front aspect, an extended lounge with French doors leading out into the rear garden, a through kitchen/dining room with a breakfast bar to the ground floor with access to the rear.

The first floor reveals a landing leading to three good sized bedrooms, a separate W.C and a three-piece bathroom with a shower cubicle. There is also access into the large loft space off the landing.

The property also benefits from being warmed by a Worcester combi boiler providing gas fired central heating, a paved driveway providing off road parking with double gates leading a further useful driveway, enclosed lawned rear garden with a paved patio.

Would ideally suit a professional couple or a young family due the location and early inspection is highly recommended.

£475,000





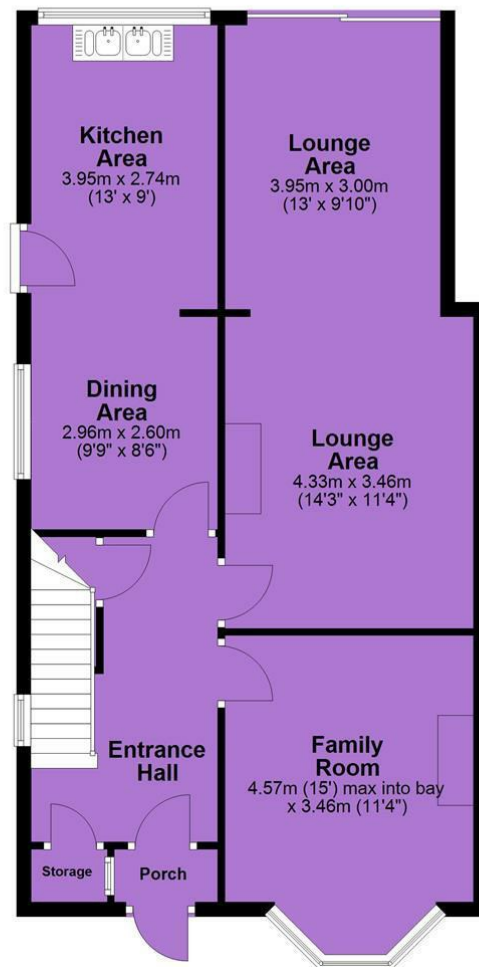
## EPC Chart

| 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>                            |                                                                                                             | 78        |
| (55-68) <b>D</b>                            | 64                                                                                                          |           |
| (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  |           |

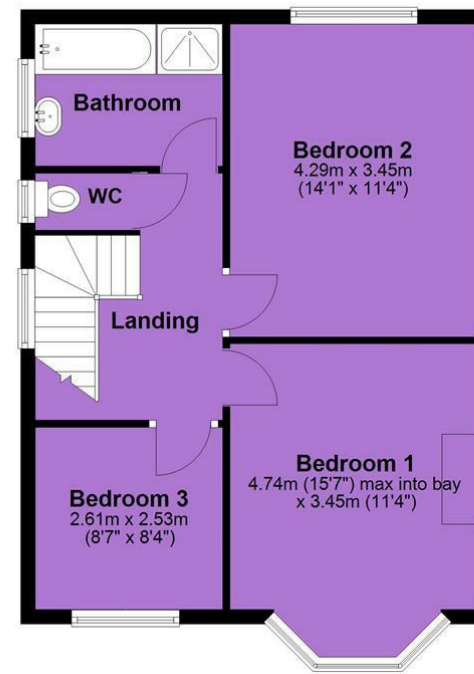


Tenure: Freehold Council Tax Band: C

## Ground Floor



## First Floor



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