

10 Fry Street, Whalley Range, Manchester, M16 8PB

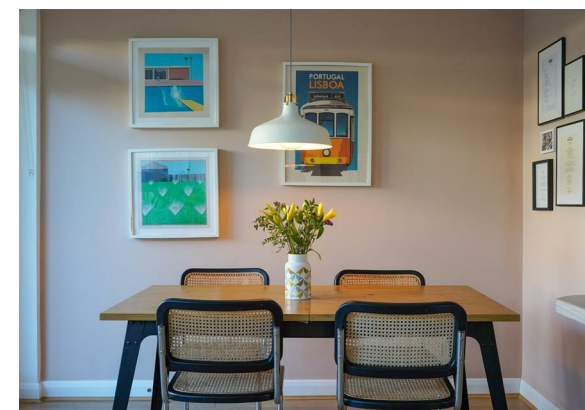


JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £495,000


 4  3  2  B

VIDEO TOUR AVAILABLE An attractive and stylishly presented, FOUR DOUBLE BEDROOM plus office townhouse. Situated on this quiet, leafy residential road here in Whalley Range. Within a short walk of Chorlton village, that provides a lively and vibrant atmosphere and includes an array of independent street cafés, bars and restaurants. There are a variety of local shops catering for day-to-day requirements including the popular award winning Barbakan delicatessen and the Unicorn (Manchester's co-operative grocery). Close by to the Metrolink station on Ryebank Road in Firswood, this provides easy access to a range of amenities including a direct link to media city and all the excitement of city life. With spacious accommodation spread over three floors, this property consists of; an entrance hall which allows access into the garage and a useful understairs storage cupboard, a W.C and a good-sized open plan living space complete with a modern fitted kitchen and views and access out into the rear garden. To the first floor there is a double bedroom with built in storage, an office, a white three-piece shower room, and a lounge. Stairs leading to the second-floor landing reveal three good sized bedrooms, the principal benefitting from a balcony area, useful storage, and access into a white three-piece bathroom suite. The property benefits from gas fired central heating, high ceilings, a rear enclosed garden, and a driveway providing off road parking.





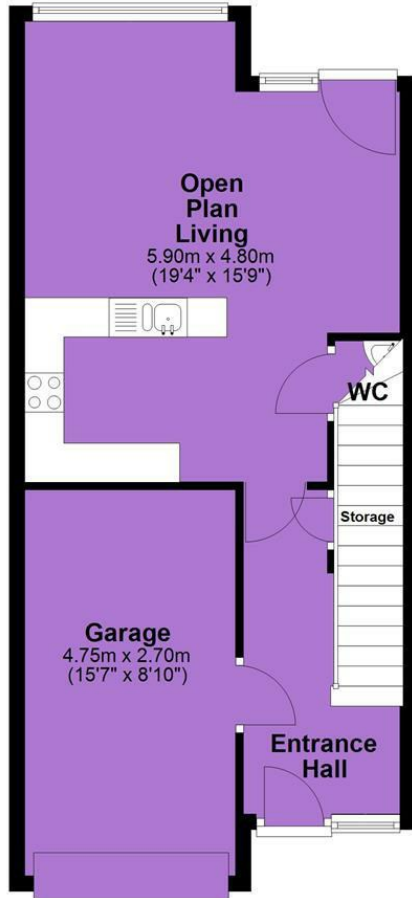
EPC Chart

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 	

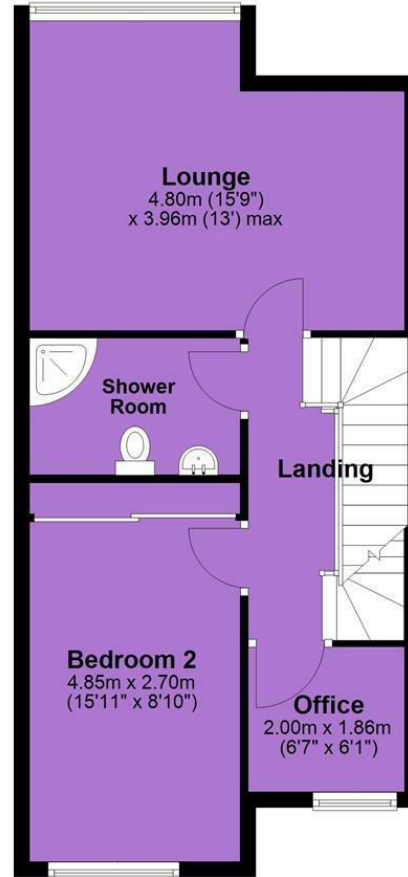


Tenure: **Freehold** Council Tax Band: **D**

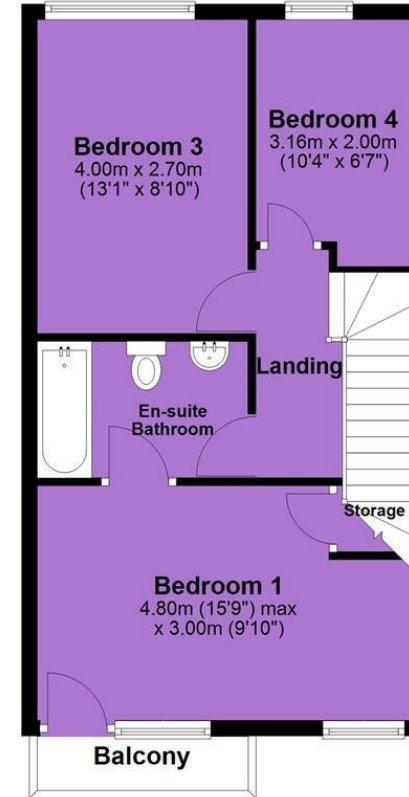
Ground Floor



First Floor



Second Floor



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