

28 Springbridge Road, Whalley Range, Manchester, M16 8PW



**JP&Brimelow**  
ESTATE AGENTS





4 2 2 C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-kept and spacious, FOUR BEDROOM, bay-fronted, semi-detached property. Located on a popular residential road off Wilbraham Road, here in Whalley Range.

Within a twenty-minute walk of the Metrolink Station at Morrisons on Wilbraham Road which gives you direct access into the City Centre/Media City, good secondary schools on your doorstep, Whalley Range cricket and tennis club are located nearby on Kingsbrook Road, close to universities, hospitals, and Manchester International Airport.

This traditional home is spread over two floors and in brief consists of: a porch, an entrance hall with two spacious storage areas, a good sized dining room with bay window to the front aspect, a lounge with views and access out into the rear enclosed garden, a fully fitted kitchen, a useful utility, and a W.C completing this floor.

Stairs leading up to the first floor landing reveal two good sized double bedrooms, a further two bedrooms, and a white four piece bathroom suite.

The property benefits from gas fired central heating, period features, high ceilings, a driveway, a useful garage, and a large enclosed rear garden.

£595,000









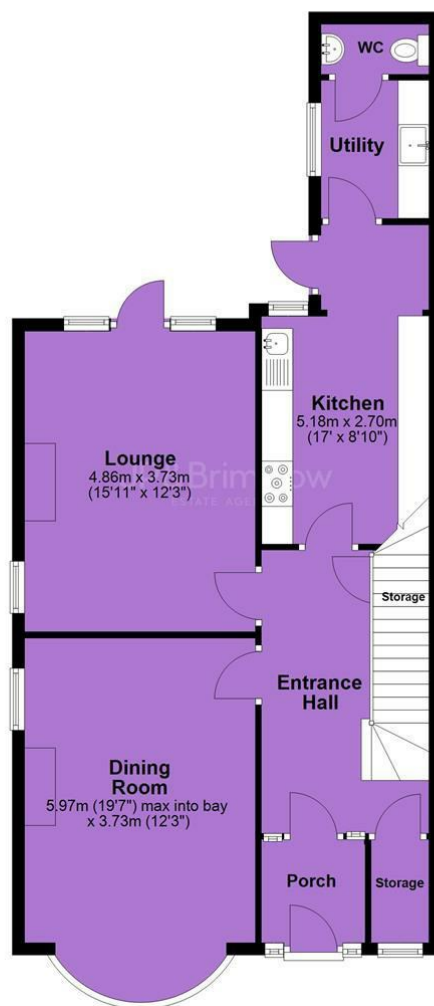
## EPC Chart

| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>83</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            | <b>69</b> |                                                                                                                |
| (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 |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

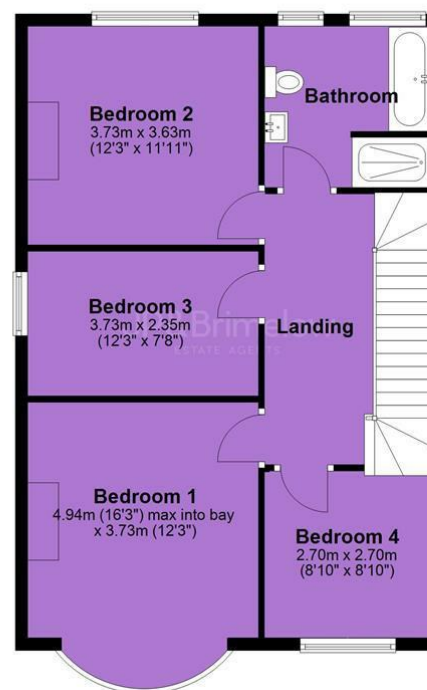


Tenure: Freehold Council Tax Band: C

## Ground Floor



## First Floor



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