

16 Russell Road, Whalley Range, M16 8DL



JP & Brimelow
SALES

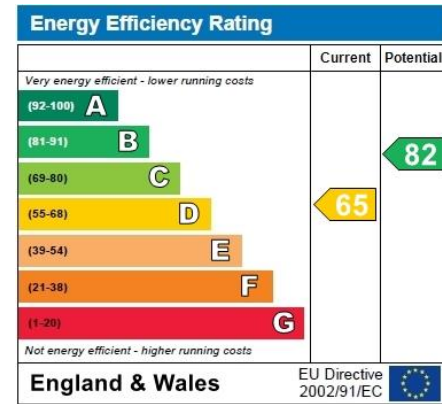
Price: £340,000

****VIDEO TOUR AVAILABLE****A beautifully presented & tastefully improved, THREE BEDROOMED, bay fronted, traditional 1930's semi-detached property positioned in a leafy location off Dudley Road here in Whalley Range. The property is close to several primary schools, including the Ofsted outstanding Manley Park Primary School, the Hilary Step Bar and Jam Street Café on Upper Chorlton Road, Alexandra Park, the local amenities of Chorlton and is ideally located for transport links to Media city either by Metrolink or by bus on Upper Chorlton Road. The well-planned accommodation comprises: porch, entrance hallway, a through lounge/dining room with a bay window to the front aspect and a fitted kitchen/breakfast room to the ground floor with access out into the rear enclosed lawned garden. To the first floor there is a landing leading to three bedrooms and a stunning four-piece white family bathroom suite with the original cast iron bath. The property benefits from many features throughout with stripped and varnished wooden floor boards, data points for home-working, warmed by gas fired central heating, an alarm system, partial double glazing, a useful car port with access to the rear, an enclosed lawned garden to the rear with Indian stone patio and a driveway providing off road parking. Early internal inspection is highly recommended.



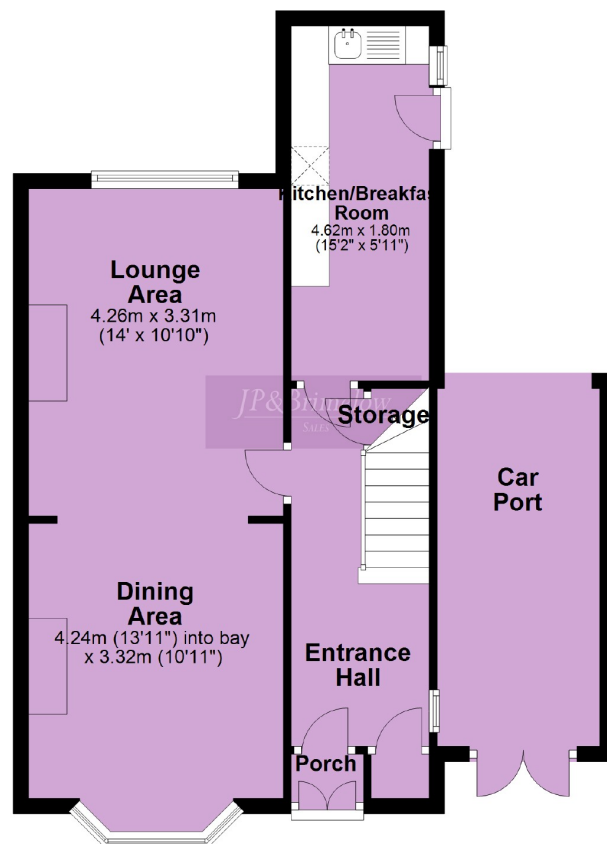


EPC Chart

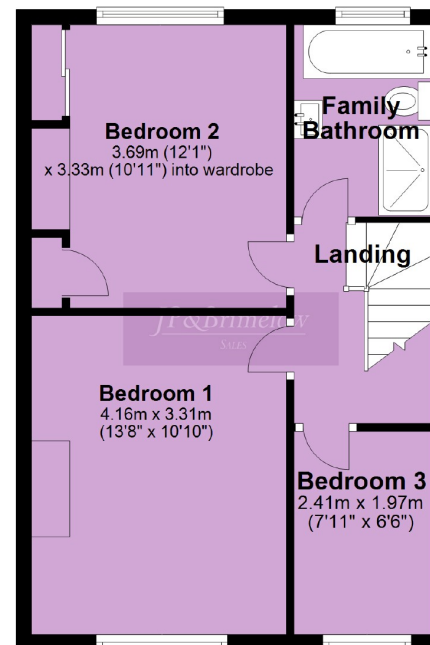


Freehold Council Tax Band: B

Ground Floor



First Floor



Chorlton & Didsbury Sales

430 Barlow Moor Road, Chorlton, Manchester, M21 8AD

Chorlton: 0161 882 2233 Didsbury: 0161 448 0622

E: chorlton@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP&Brimelow

SALES

NOTICE: JP & Brimelow Chorlton & Didsbury 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 Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Follow us on Twitter @jpandbrimelows