

Plot 12 7 Wellington Road, Whalley Range, M16 8EX



JP&Brimelow
SALES

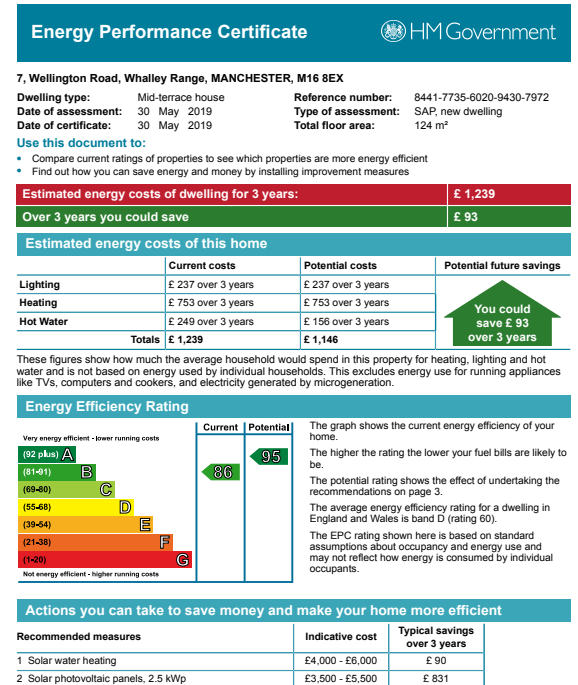
Price: £374,495

****PHASE 1** (HELP TO BUY REGISTERED).** A brand-new development of eighteen townhouses situated in this leafy conservation area in Whalley Range positioned on Wellington Road. Within a fifteen-minute walk of boutique Chorlton village that provides a lively/vibrant atmosphere and includes an array of independent street cafes, 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). Within a ten-minute walk to the Metrolink station on Ryebank Road in Firswood, this provides easy access to a range of amenities including direct link to Media city and all the excitement of city life. 'The Alexandra' is offering spacious accommodation over three floors and comprises; entrance hall, downstairs W.C, a fully fitted kitchen area leading to an impressive lounge/dining room to the ground floor with access out into the rear enclosed lawned garden. Whilst the first floor reveals two double bedrooms with the master bedroom benefitting from a three-piece ensuite shower room. The second floor reveals two further double bedrooms and a three-piece family bathroom. The houses benefit from double glazing, gas fired central heating, 10-year NHBC Guarantee, block paved driveway providing off road parking to the front aspect and a rear enclosed lawned garden. **HELP TO BUY REGISTERED.** Total size: 126m² (1,356 sq ft).





EPC Chart



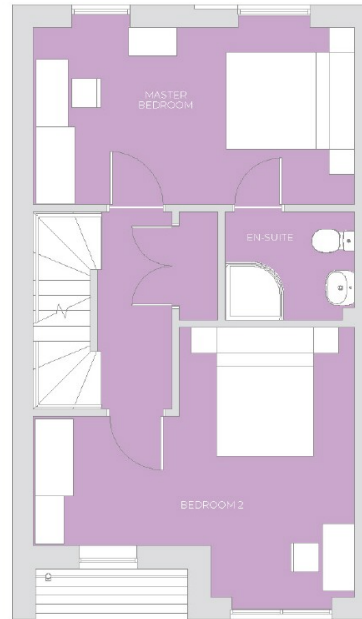
Freehold Council Tax Band:

SCHOLARS WALK

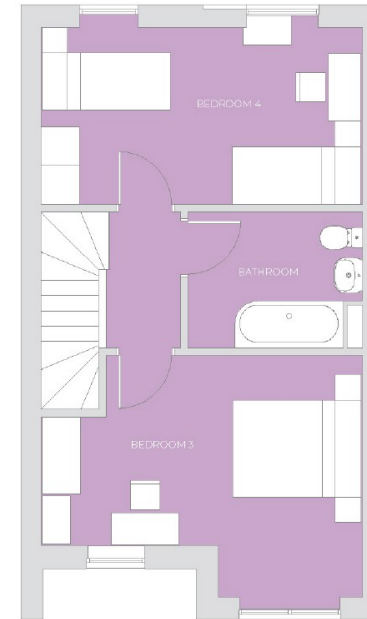
THE ALEXANDRA 4-BED HOME



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

PLOTS: 5, 12 & 17 and 6, 13 & 16 (Mirrored)

SIZE: 126m² (1,356ft²)

NB: Plot size may vary please speak to your Sales Advisor for information on the specific plot you are interested in.



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 @jpandbrimelow