

Plot 9 13 Wellington Road, Whalley Range, M16 8EX



JP&Brimelow
SALES

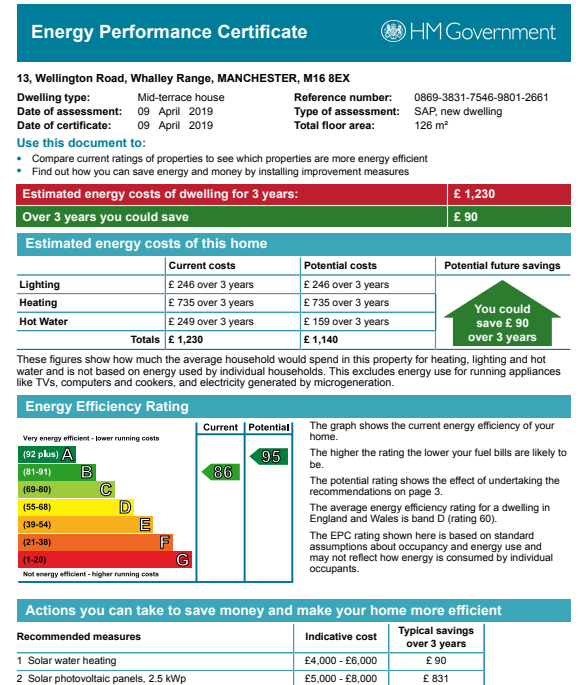
Price: £374,495

****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 Whitworth' 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: 125.4m² (1,350 sq ft).





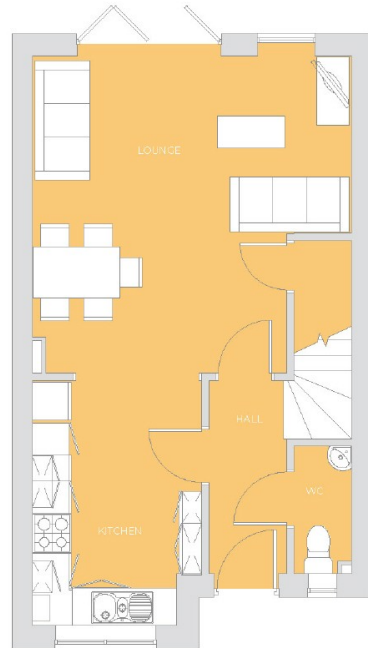
EPC Chart



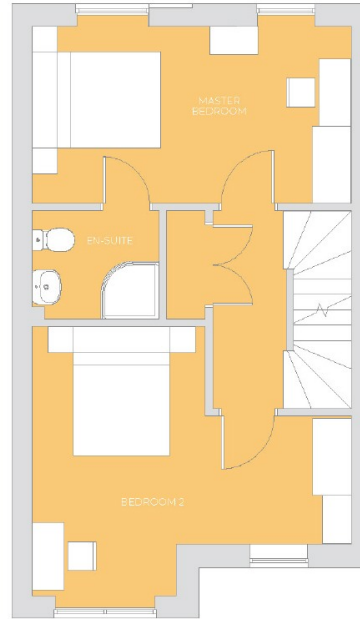
Freehold Council Tax Band:

SCHOLARS WALK

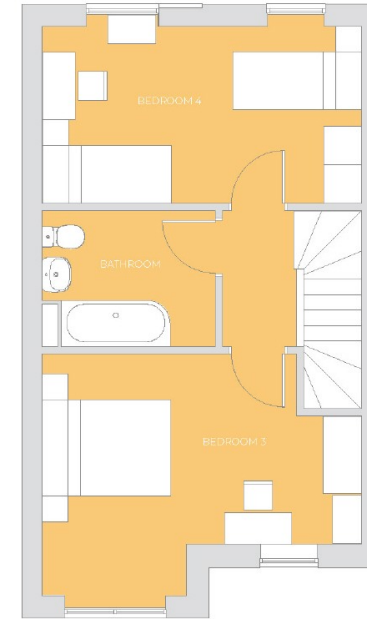
THE WHITWORTH 4-BED HOME



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

PLOTS: 2 & 9
SIZE: 125.4m² (1,350ft²)

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



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