

9 Fry Street, Whalley Range, M16 8PB



JP & Brimelow
SALES

Price: £420,000

****VIDEO TOUR AVAILABLE**** A beautifully presented & stylishly updated, a modern, contemporary town house over three floors boasting over 1500 sq ft of accommodation. Situated in this leafy conservation residential area off College Road in Whalley Range. Within walking distance to fantastic transport links on Upper Chorlton Road or Withington Road giving you direct access into the city centre, with links to motorways and the Metrolink station nearby on Ryebank Road in Firswood, Alexandra Park, Manley Park Primary School, St Bede's College & William Hulme Grammar School are all on your door step. The well-planned accommodation comprises; vestibule, entrance hall, downstairs W.C, integral garage/utility room and an impressive open plan fitted kitchen/dining/family room to the ground floor with access out into the landscaped garden with two seating areas. Whilst the first floor reveals a landing leading to a study/bedroom five, bedroom two, three-piece white shower room and a lounge to the front aspect. The second floor reveals a landing and three further bedrooms and a stunning three-piece family bathroom. This property benefit from double glazing, gas fired central heating, an alarm system, a driveway providing off road parking leading to a useful garage and an enclosed South facing garden.





EPC Chart

Energy Performance Certificate

9, Fry Street, MANCHESTER, M16 8PB
 Dwelling type: Mid-terrace house Reference number: 8123-7732-4620-0929-9906
 Date of assessment: 01 February 2017 Type of assessment: SAP, new dwelling
 Date of certificate: 01 February 2017 Total floor area: 137 m²

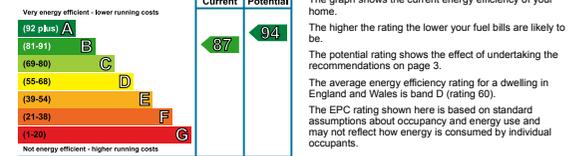
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 1,218**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	Not applicable
Heating	£ 771 over 3 years	£ 771 over 3 years	
Hot Water	£ 222 over 3 years	£ 222 over 3 years	
Totals	£ 1,218	£ 1,218	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 762

Leasehold With an original lease of 125 years. The annual ground rent is £350 pa. (Information as per current vendor) October 2020. Council Tax Band: D



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