

23B Burford Road, Whalley Range, Manchester, M16 8EW



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £325,000

 3  1  2  E


\*\*\*VIDEO TOUR AVAILABLE\*\*\* A THREE BEDROOM period, semi-detached property nestled on a sought-after cul-de-sac, just off Withington Road. Burford Road is a picturesque tree-lined cul-de-sac, conveniently located within close proximity to both the vibrant heart of Whalley Range and the bustling centre of Chorlton. The well-planned accommodation consists of a porch, an entrance hallway, a lounge opening through to a good-sized dining room, a sun room with views into the rear lawned garden and a fitted kitchen with access into the enclosed garden, completing the ground floor. To the first floor there is a landing leading to two double bedrooms, a two-piece bathroom, a separate W.C and a further single bedroom. The property offers the advantage of gas-fired central heating and both a front garden with a driveway and a well-maintained sizable garden to the rear. Walking distance to fantastic transport links giving direct access into the city centre, with links to motorways and trams nearby. Alexandra Park, St Bede's, William Hulme Grammar School and good local primary schools are all on your door step. OFFERED WITH NO VENDOR CHAIN.







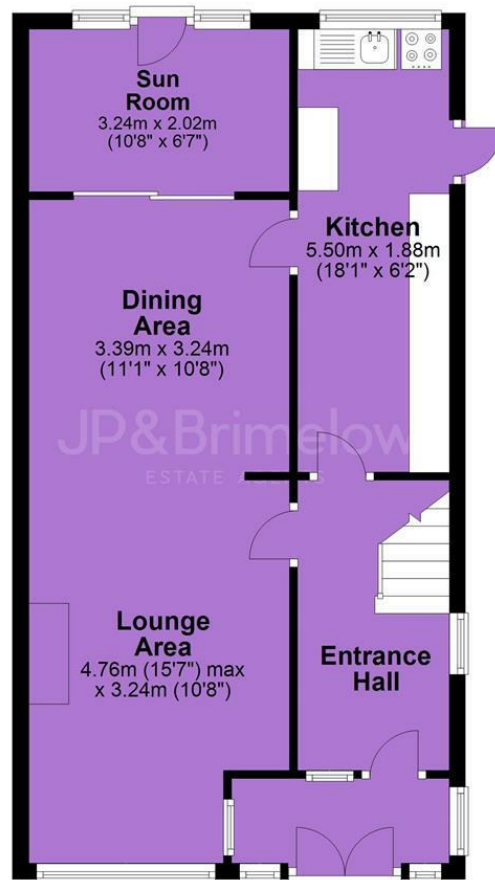
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>45</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

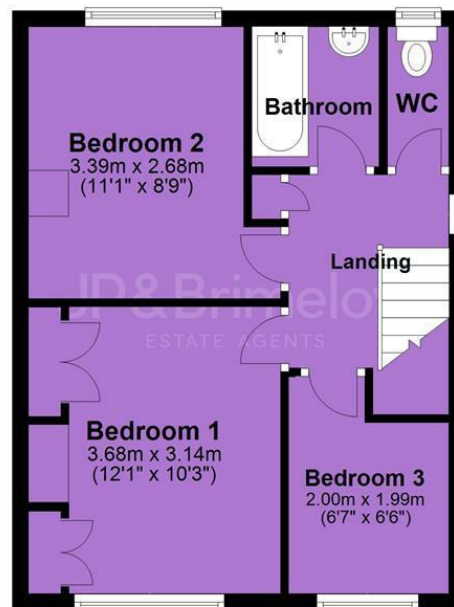


Tenure: **Freehold** Council Tax Band: **C**

## Ground Floor



## First Floor



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