

2 Beech Hurst Close, Whalley Range, Manchester, M16 8EP

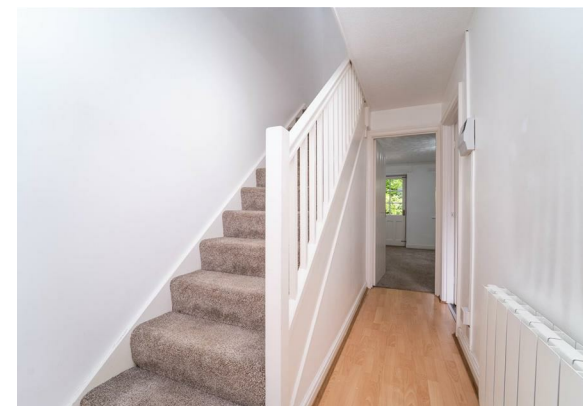


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Offers Over £250,000

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VIDEO TOUR AVAILABLE An attractive TWO DOUBLE BEDROOM mid-terraced property, quietly positioned within a leafy cul-de-sac just off College Road in the popular area of Whalley Range. The property enjoys a convenient location for a range of amenities and excellent transport connections, providing easy access into Manchester city centre, with motorway and tram links, Alexandra Park, St Bede's College and William Hulme Grammar School also within easy reach. The well-planned accommodation comprises an entrance hallway, a spacious lounge area with access to the enclosed rear garden, and a fully-fitted kitchen/diner to the front aspect, completing this floor. To the first floor, there are two well-proportioned double bedrooms and a three-piece family bathroom. Further benefits include electric heating, allocated parking, and an enclosed landscaped rear garden. Offering well-proportioned accommodation in a peaceful yet well-connected location, the property would make an ideal home and an early viewing is highly recommended.





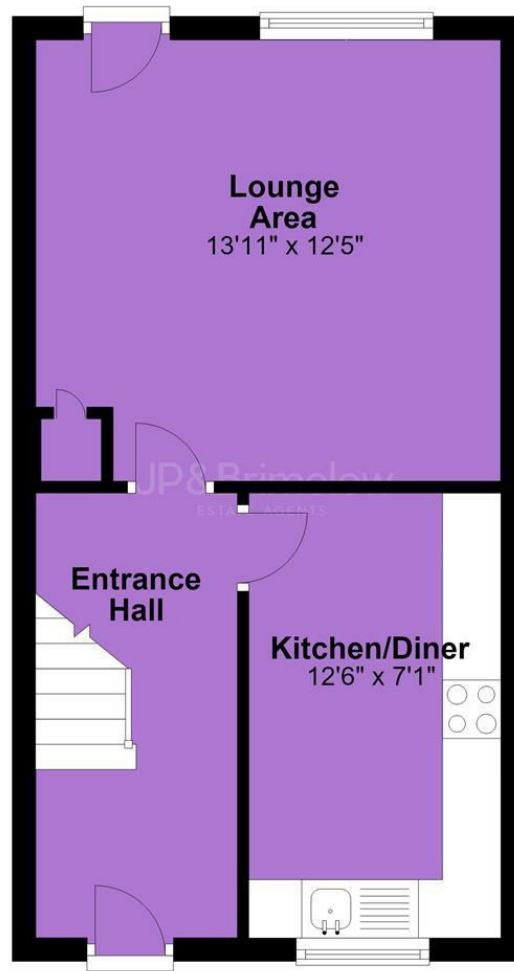
EPC Chart

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

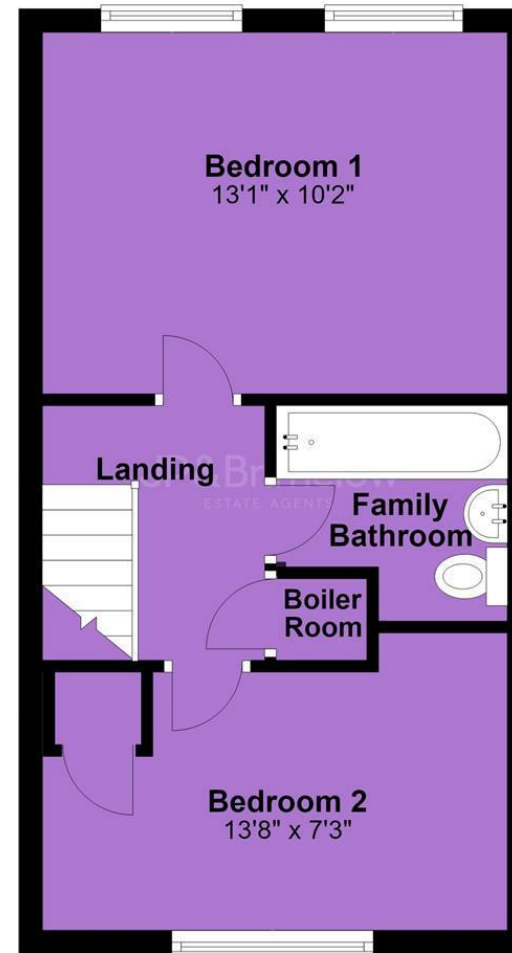


Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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