

## 2 Bed End Of Terrace In Abbotside Close Whalley Range, Manchester, M16 7RP

£270,000





## SHORT DESCRIPTION

Property Ref: 15538 Tucked away on a peaceful cul-de-sac, this modern end-of-mews home is perfectly positioned to enjoy the vibrant cafes and bars of Whalley Range, as well as nearby Alexandra and Seymour Parks and Firswood Metrolink stop. Chorlton and its abundant green spaces and amenities are also just a short stroll away. Ideal for a first-time buyer or someone looking to upsize from an apartment, this freehold home offers a welcoming entrance vestibule leading to a bright living room and a spacious kitchen. Upstairs, there are two well-proportioned bedrooms and a family bathroom. A boarded attic provides ample storage space, and the brand-new radiators and immersion heater, powered by an air-source heat pump, help keep electricity bills low. The current vendor has lovingly maintained the property, creating a warm and inviting atmosphere, while leaving scope for further personalisation by the next owner. Externally, this property really shines. The south-west facing landscaped garden is a true suntrap throughout the year and features a variety of raised beds, perfect for growing your own vegetables or creating an outdoor entertaining space. Key Features Freehold, end-of-mews property Two double bedrooms Boarded attic for extra storage South-west facing landscaped garden Energy-efficient air-source heat pump Property Type: End of Terrace Full selling price: £270000.00 Pricing Options: Offers Over Tenure: Freehold Council tax band: C EPC rating: D Measurement: 667 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Allocated, Driveway Heating Type: Gas Central Heating, Double Glazing Chain Sale Possession of the property: Self-occupied -----

2

Bed Room(s)

1

Bath Room(s)

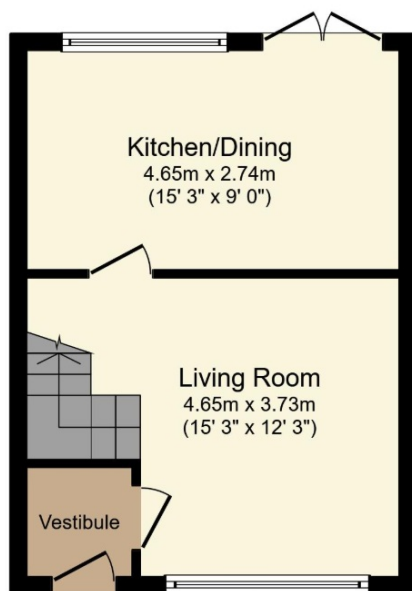
1

Living Room(s)

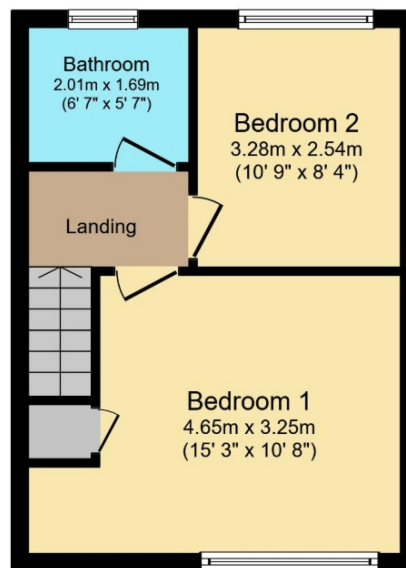
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





Ground Floor



First Floor

Total floor area 62.0 sq. m. (667 sq. ft.) approx

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

|                  |                   |
|------------------|-------------------|
| Property type    | End-terrace house |
| Total floor area | 62 square metres  |

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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