



*jordan fishwick*

157 Manley Road, Whalley Range, M16 8NF  
Guide Price £425,000



## 157 Manley Road, Whalley Range, Manchester, M16 8NF

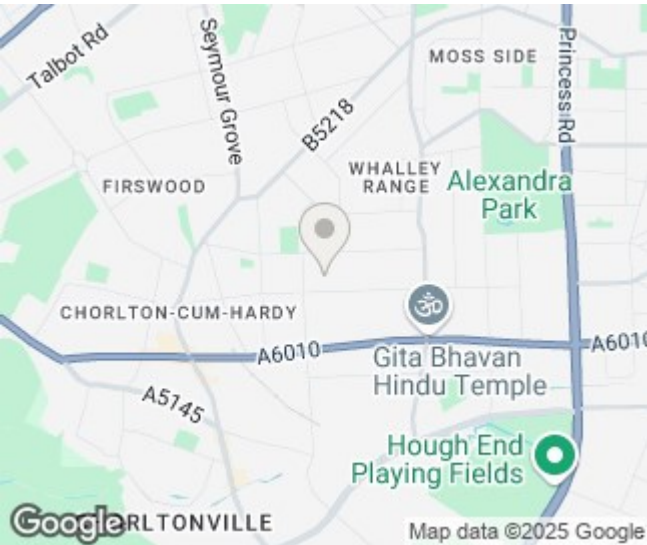
Guide Price £425,000



### The Property

\*\*\*NO CHAIN\*\*\* A superbly presented and RECENTLY RENOVATED THREE BEDROOM SEMI DETACHED 1930S PROPERTY boasting both a SOUTH FACING REAR GARDEN as well as a DRIVEWAY, CAR PORT AND DETACHED GARAGE providing off road parking. This splendid property will prove an ideal family home, offered for sale in MOVE-IN READY CONDITION and only a short walk from all local amenities and transport links in Chorlton Village, Alexandra Park and multiple local schools. The accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window, sitting/dining room with French patio doors opening to the rear garden, brand new breakfast kitchen with integrated appliances. To the first floor there are three good sized bedrooms, both the second and third benefitting from full height fitted windows and newly fitted bathroom with a modern three piece suite and over bath shower. Brand new double glazing and flooring have been installed throughout and the property benefits from gas central heating. Externally, to the front of the property is a walled garden with well stocked beds and stone flagged driveway leading to the car port and detached garage beyond providing ample off road parking. To the rear, a fenced and enclosed garden enjoys a sunny Southerly aspect with a large stone flagged patio and beds with brick boundaries. An internal viewing is most strongly recommended to appreciate the improvements made. Sold with no onward chain. EPC: D Council Tax: C.

- NO CHAIN
- Superbly presented and RECENTLY RENOVATED semi detached 1930s property
- Three bedrooms and two reception rooms
- Brand new kitchen, bathroom and double glazing throughout
- South facing rear garden
- Driveway, car port and detached garage providing off road parking
- Move-in ready condition
- Walking distance to Chorlton Village, Alexandra Park and multiple local schools
- Ideal for young couple or family
- Council Tax: C. EPC Rating D



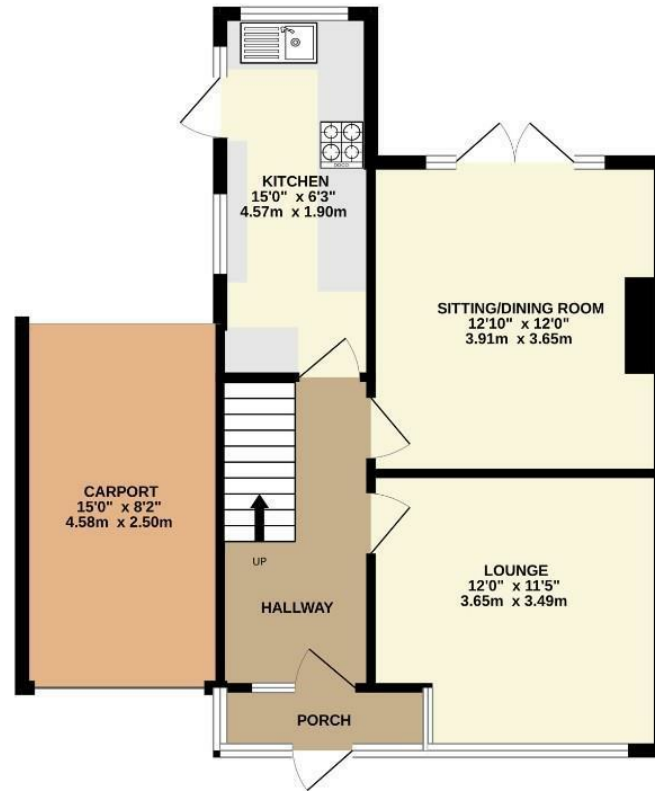
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



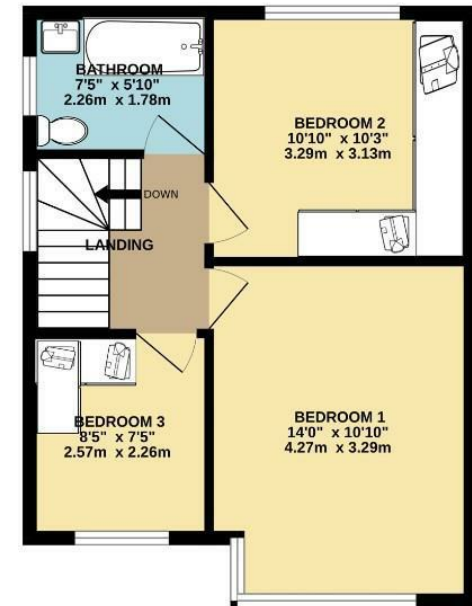
GARAGE  
160 sq.ft. (14.9 sq.m.) approx.



GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington