



**GASCOIGNE  
HALMAN**

ALNESS ROAD, WHALLEY RANGE

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THE AREAS LEADING ESTATE AGENT



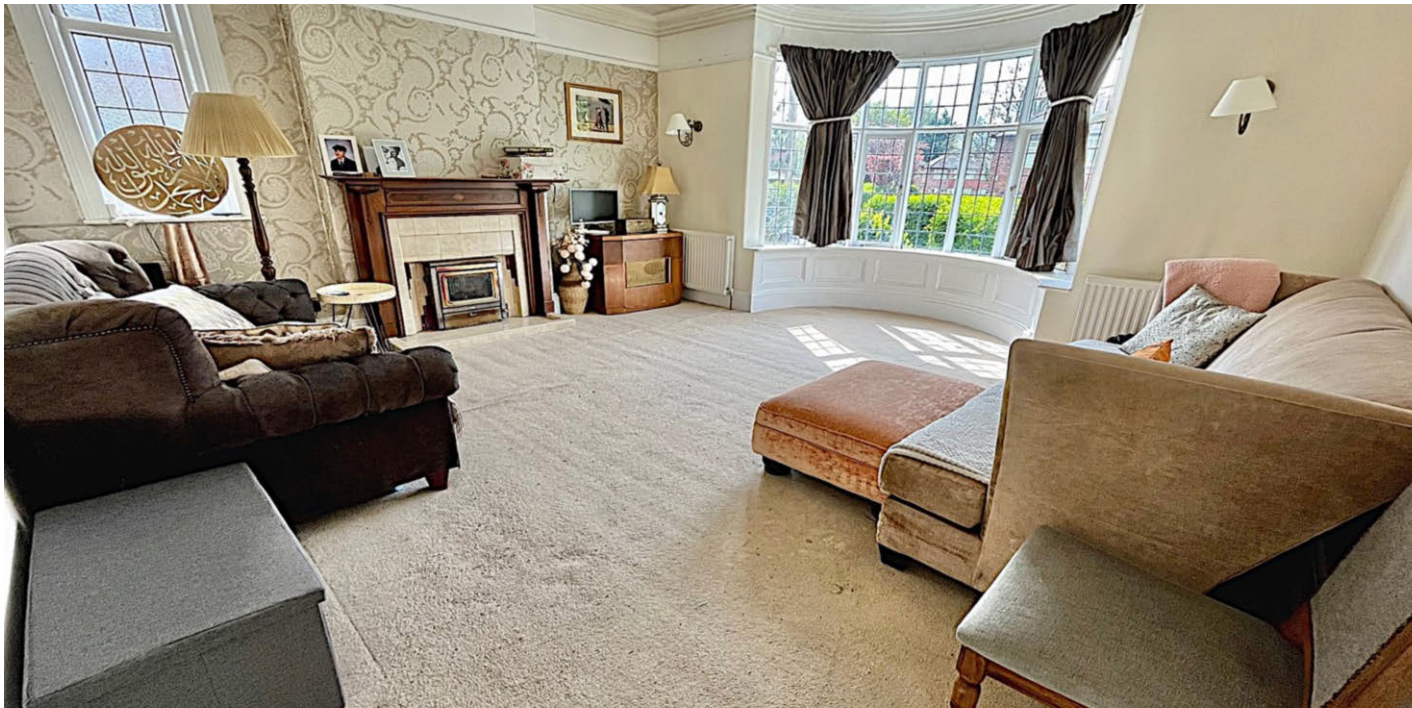
## ALNESS ROAD, WHALLEY RANGE

**£850,000.00**

A truly remarkable and unique Edwardian period detached property offering spacious and well presented living accommodation over three floors and further extensive cellars which are ideal for storage and can be accessed from the rear of the property. Boasting ample features throughout, such as high ceilings, features fireplaces and original window frames. Measuring an impressive 2950 sq ft this property is sure to be popular. Located in a highly desirable residential area with local amenities and excellent transport links just close by.



Whalley Range is just 2 miles south of the city centre so is popular with commuters and those looking to live closer to the vibrant City Centre whilst being closer to Chorlton's array of bars and restaurants. Public transport is excellent with buses every few minutes to the vibrant city centre. The recently extended Metrolink tramline is proving to be very popular.



Stunning And Unique Detached  
Edwardian Property

Measuring An Impressive 2950 Sq Ft

Boasting Ample Original Features And  
Well Presented

Five Double Bedrooms And Two  
Bathroom Suites

Two Reception Rooms And A Modern  
Dining Kitchen

Extensive Cellars, Downstairs WC And  
Entrance Hallway

Off Road Parking And A Delightful Rear  
Garden

Viewing Highly Recommended



## ALNESS ROAD | WHALLEY RANGE

Internally the property comprises:- large welcoming entrance hallway with useful downstairs W/C and a cloakroom with stairs which lead to the cellars which also has a separate entrance to the rear of the property. A light and airy bay fronted living room, a superb modern fitted dining kitchen with access to the rear garden and a further bay window. A sitting room with charming original features throughout. Feature fireplaces can be found in all receptions room and the entrance hallway.

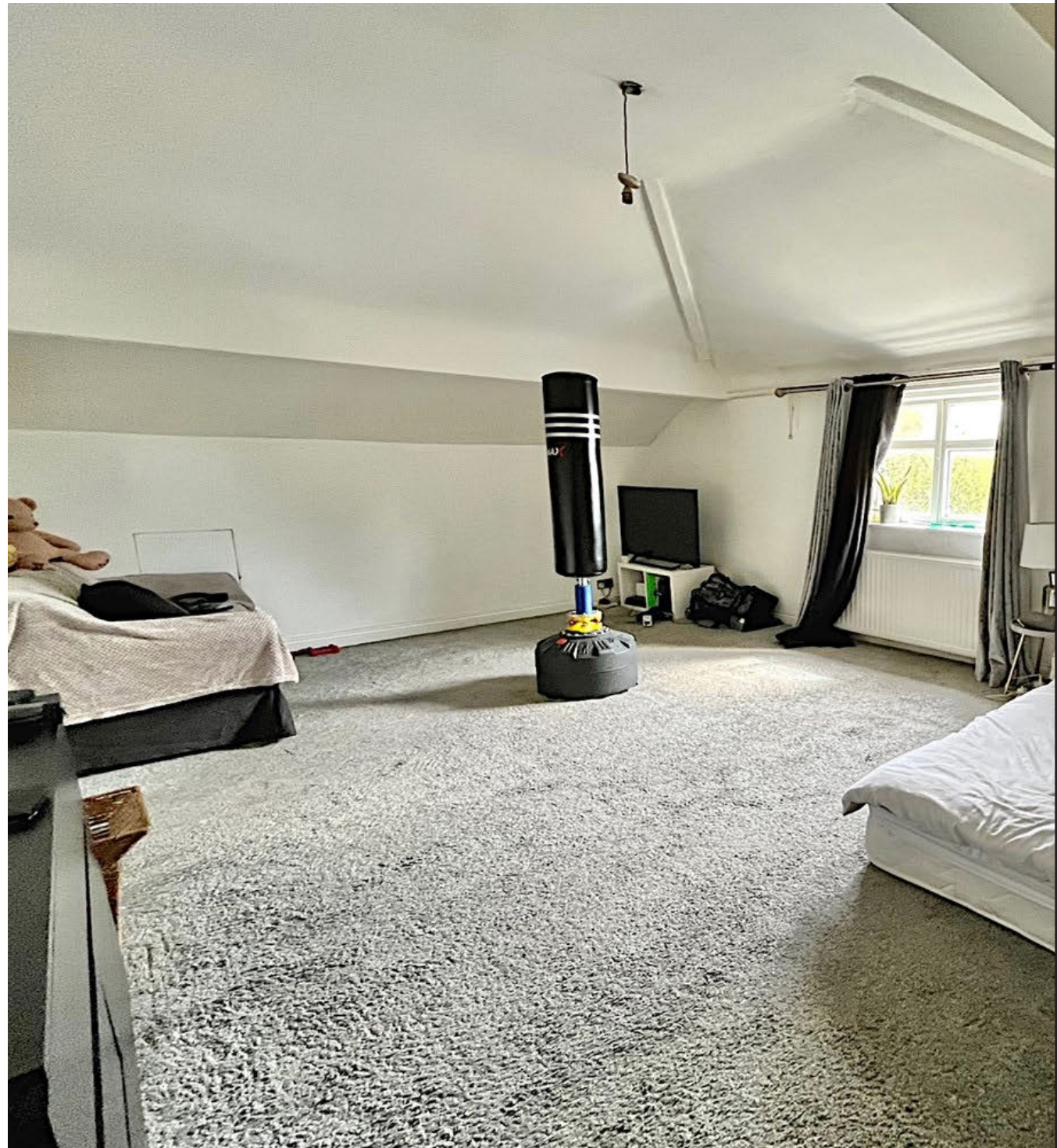
To the first floor there are four good sized double bedrooms with three of the bedrooms benefiting from further feature fireplaces. A contemporary three piece bathroom with built in storage serves all four bedrooms.

To the second floor you are met by a spacious and light landing due to an abundance of sky lights, a stunning double bedroom and shower room completes the internal accommodation.

Externally the front of the property is gated with ample off road parking, a well kept lawned area and mature plants provide privacy, access to the rear garden is provide via the side of the property, a low maintenance rear garden with artificial lawn offers, mature apple tree, separate garage and ideal entertaining space.

### **DIRECTIONS**

M16 8HL







**IN FURTHER DETAIL THE ACCOMMODATION  
COMPRISES**

**GROUND FLOOR**

**PORCH**

1.17m(3'10") x 1.40m(4'7")

**ENTRANCE HALLWAY**

5.26m(17'3") x 4.19m(13'9")

**LIVING ROOM**

5.54m(18'2") into bay x 4.80m(15'9")

**SITTING ROOM**

6.12m(20'1") into bay x 4.19m(13'9")

**DINING KITCHEN**

6.55m(21'6") x 4.62m(15'2") into bay

**DOWNSTAIRS WC**

1.17m(3'10") x 1.75m(5'9")

**FIRST FLOOR**

**LANDING**

3.99m(13'1") x 5.74m(18'10")

**BEDROOM 1**

4.80m(15'9") x 4.55m(14'11")

**BEDROOM 2**

4.67m(15'4") x 3.71m(12'2")

**BEDROOM 4**

4.24m(13'11") x 3.86m(12'8")

**BEDROOM 5**

4.22m(13'10") x 3.15m(10'4")

**BATHROOM**

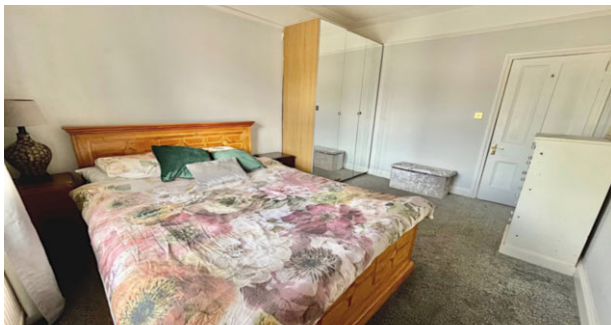
12'1 (3.68m) x 7'9 (2.36m)

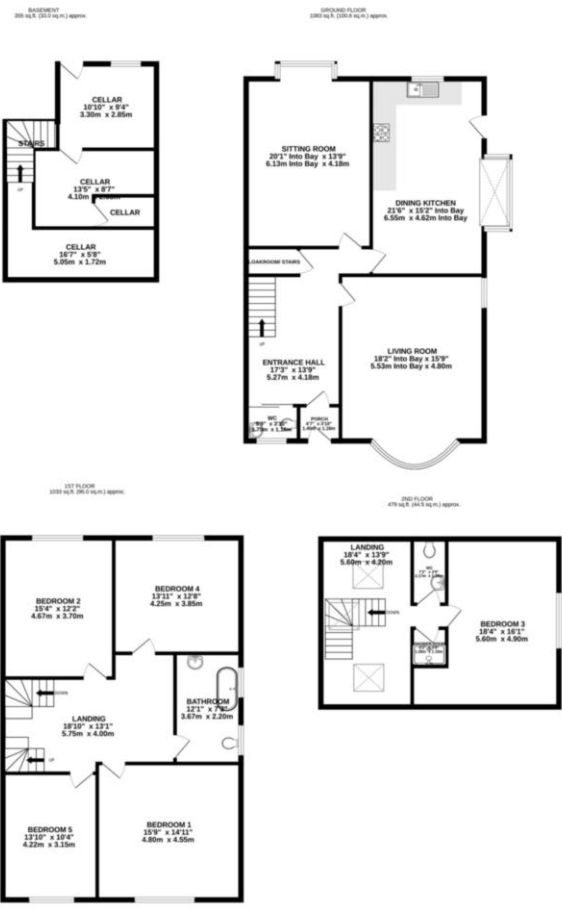
**BEDROOM 3**

18'4 (5.59m) x 16'1 (4.9m)

**SHOWER ROOM**

3'9 (1.14m) x 4'2 (1.27m)





TOTAL FLOOR AREA : 2950 sq.ft. (274.1 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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