



**GASCOIGNE
HALMAN**

Alexandra Road South, Whalley Range
£750,000.00

THE AREA'S LEADING ESTATE AGENCY



A rare opportunity to acquire a stunning and spacious bay fronted Victorian semi detached property which measures a highly impressive 4169 SQ FT over four floors of living accommodation with truly magnificent features. Located in a highly sought after area of Whalley Range and befitting from well-presented accommodation throughout. Located close to Alexandra Park, local amenities and excellent transport links. Offered to the market with No Vendor Chain.

Property details

- A Rare Opportunity to Acquire a Stunning Bay Fronted Victorian Semi Detached Property
- Measuring a Highly Impressive 4169 SQ FT
- Six Good Sized Double Bedrooms and Three Contemporary Bathroom Suites
- Bay Fronted Dining Kitchen, Modern Fitted Kitchen and Spacious Living Room
- Off Road Parking for 6 cars, Cellars and a Generous Rear Private Garden
- Offered to the Market with No Vendor Chain
- Close to Alexandra Park, Local Amenities and Excellent Transport Links
- Internal Viewing Highly Recommended to Appreciate the Space on Offer



About this property

The house retains many original, early Victorian features such as Victorian internal doors, corniches, ceiling roses, original front door, Victorian fireplaces.

Internally the property comprises of a welcoming entrance hallway, a bay fronted dining room with an attractive feature fireplace and plantation shutters. A modern fitted bay fronted kitchen, utility room and W/C. A further bay fronted living room with feature fire place overlooking the rear garden completes the ground floor.

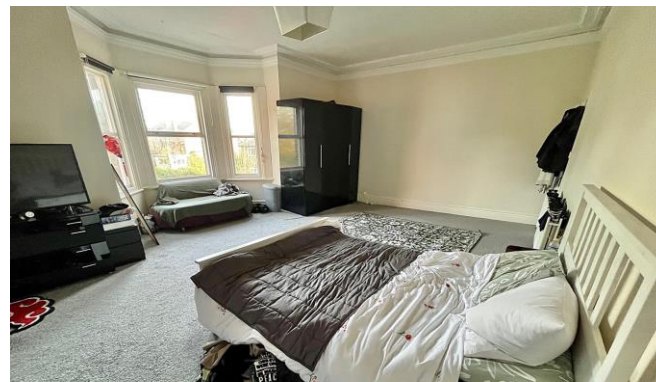
To the first floor there are three superb spacious double bedrooms which retain a wealth of original features, a contemporary five piece bathroom suite serves all three bedrooms.

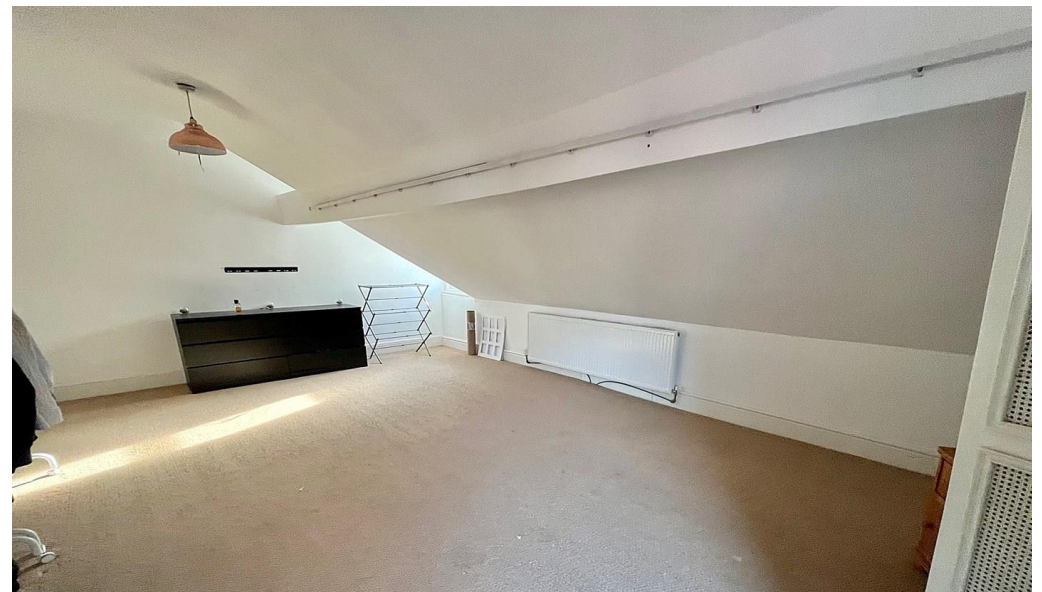
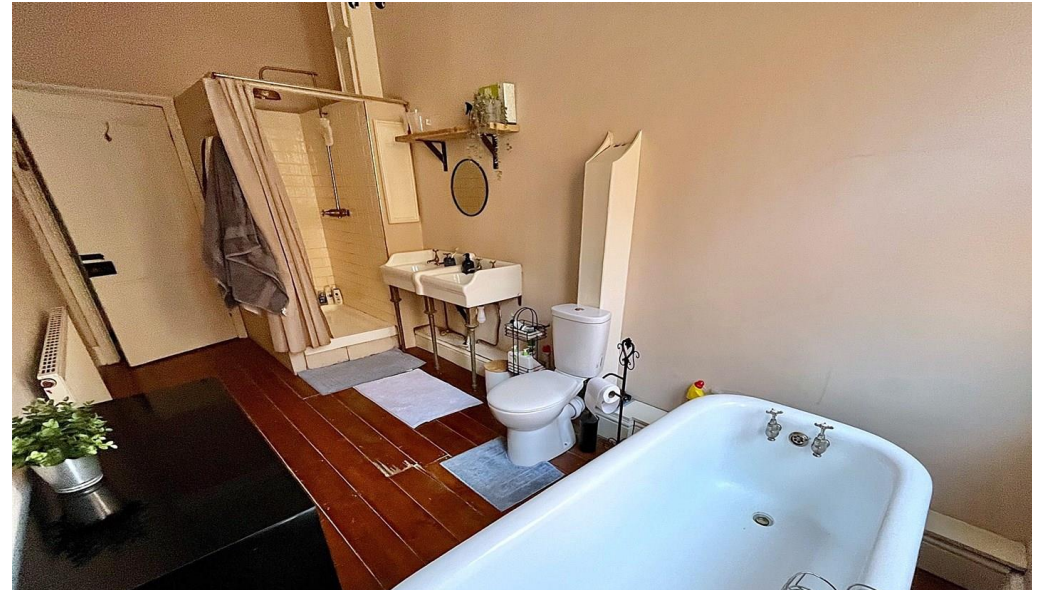
To the second floor there are three further spacious double bedrooms. A three piece bathroom suites serves all three bedrooms.

The lower ground floor benefits from a floor plan sized basement all the rooms have double glazed windows and there is a separate access at the rear of the house. The spacious area could be converted into a separate 2 bedroom apartment or kept as it is currently used for storage/workshops etc.

Externally there is off road parking to the front for 6 vehicles, a secure gate provides access to a generous rear garden. Offered to the market with No Vendor Chain.













DIRECTIONS

M16 8GE

COUNCIL TAX BAND

E

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

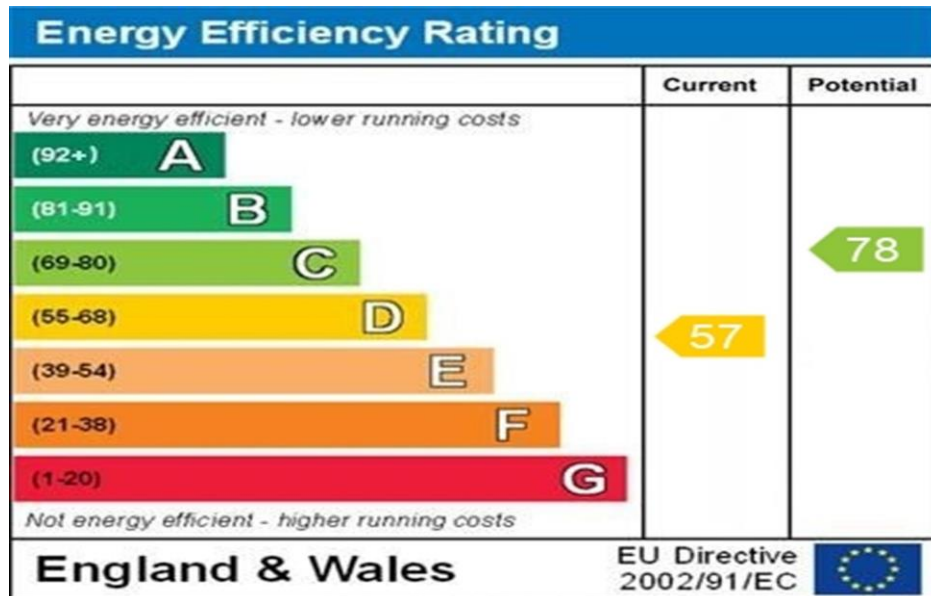
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Cable

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

SOURCES OF FLOODING

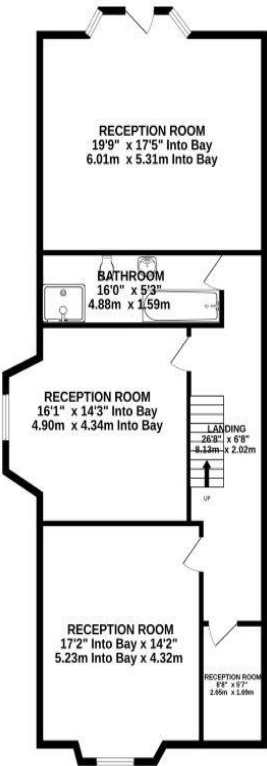
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

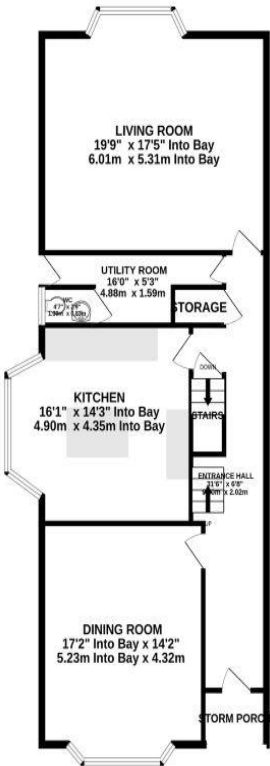
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

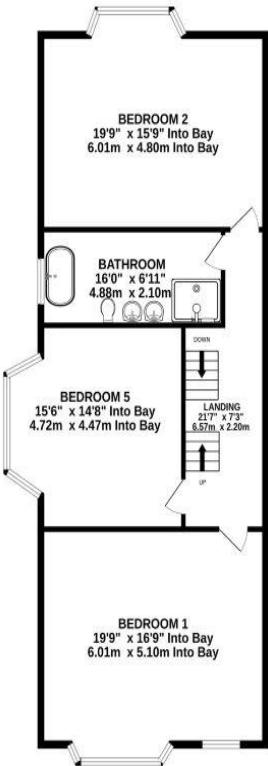
BASEMENT
1054 sq.ft. (97.9 sq.m.) approx.



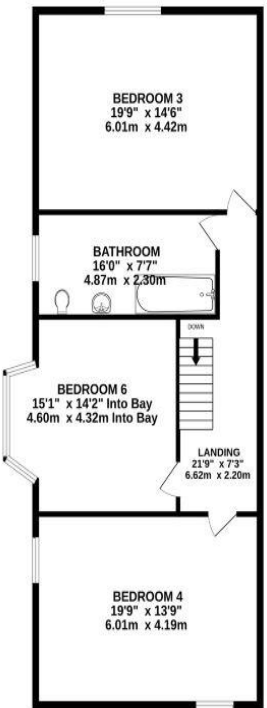
GROUND FLOOR
1055 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



2ND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 4169 sq.ft. (387.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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