



 5
Bedrooms

 1
Bathroom





Trading Places is thrilled to bring to the market this substantial five-bedroom plus study property in the highly desirable area of Whalley Range. This spacious family home not only boasts five bedrooms but also includes a versatile study, perfect for working from home or as a quiet reading room. With three generously sized reception rooms, a large west-facing garden to the rear, and original period features such as ornate coving and picture rails, this home blends modern convenience with traditional charm.

The ground floor offers extensive living space, featuring three well-proportioned reception rooms that can be adapted to suit various family needs—whether it's a formal dining room, a comfortable lounge, or a playroom. The well-appointed kitchen is ideal for family meals and informal dining, with plenty of storage and workspace. A convenient downstairs WC is located on this floor for guest use.

Upstairs, the first floor provides access to five generously sized bedrooms, some of which feature built-in wardrobes to maximize space. In addition, a study offers the perfect setting for a home office or creative space. And a large family bathroom.

The property benefits from access to a loft via the landing, providing ample storage. The home is fully double-glazed throughout, ensuring comfort and energy efficiency all year round.

The large west-facing garden to the rear offers a private space ideal for outdoor dining, entertaining, or relaxing in the afternoon sun. The garden is also perfect for children's play or for creating a green sanctuary. At the front, the property boasts a large driveway, providing ample off-street parking for multiple vehicles, adding to the home's convenience.

Located in the highly sought-after area of Whalley Range, this home is within close proximity to local amenities, schools, and parks. The area offers excellent transport links, making access to the city centre and surrounding areas convenient and efficient.

EPC C

Utilities TBC


Freehold

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TRADING PLACES

Asking Price £650,000
Highbury Road, Whalley Range, M16 8pt



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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