

18 Schuster Road, Victoria Park, Manchester, M14 5PE



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* Please note this property CANNOT be used as a HMO property. A rare opportunity to purchase this modern, extended EIGHT/NINE BEDROOMED end terraced home. Situated in a highly popular area of Rusholme located off Denison Road which is close to Wilmslow Road and its selection of amenities, shops, restaurants, cafes and grocery stores.

This well-planned property consists; an entrance hallway, living room/bedroom with en-suite shower room, an open plan lounge / fitted kitchen with granite worktops / dining area with French doors leading out into the rear garden and a W.C completes the ground floor.

To the first floor there is a landing leading to four bedrooms with one benefitting from an en-suite shower room and a further shower room.

Whilst to the second floor reveals a landing leading to a further four bedrooms and a family bathroom.

The property also features being warmed by gas fired central heating, underfloor heating, hardwired smoke alarm and rear lawned garden.

There are fantastic transport links creating easy access to Manchester city centre and surrounding villages in South Manchester. Nearby parks available are Platt Fields Park and Birchfields Park providing open space to relax, exercise and to explore.


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£550,000





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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 	



Tenure: Leasehold Council Tax Band: D



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