

93 Alexandra Road South, Whalley Range, Manchester, M16 8NX



**JP&Brimelow**  
ESTATE AGENTS





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**\*\*VIDEO TOUR AVAILABLE\*\*** A truly beautifully presented and extended, FOUR BEDROOM bay fronted semi-detached family home located on this highly popular residential road in Whalley Range. Internally remodelled by the current owners creating space and modern living throughout to a high standard.

Positioned off Wilbraham Road in a leafy location within walking distance of Whalley Range Tennis and cricket club on Kingsbrook Road and Hough End playing fields located at the bottom of the road. This attractive and deceptively spacious property has been completely transformed with a stunning extension and accommodation over three floors.

Entry is at ground level, through an impressive reception hallway with tiled flooring, which has views through to the rear extended kitchen area. A downstairs three-piece shower room. A family room to the front with a bay window. A lounge area leading into the extended dining room with access out into the rear enclosed garden and a stunning fitted kitchen with granite worktops completes the ground floor accommodation.

To the first floor there is a landing with a glazed balustrade and natural light beaming through, along with three bedrooms, two that benefit from fitted wardrobes and a modern white fitted three-piece family bathroom.

Whilst the second floor reveals a landing leading to the fourth bedroom that has fitted wardrobes and storage space into the eaves.

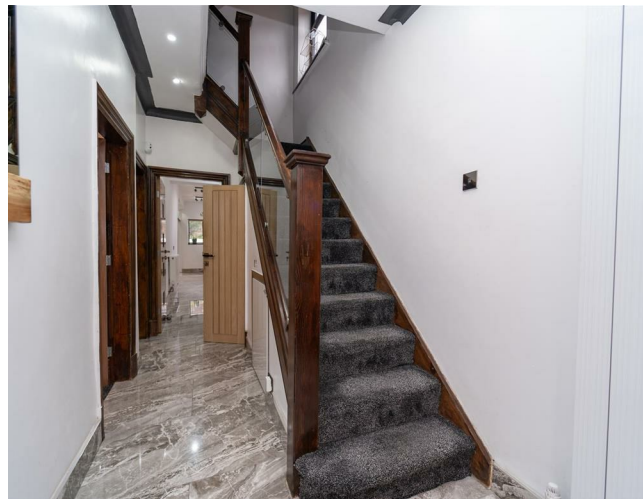
Features throughout the property include; An alarm system, gas fired central heating, a paved driveway providing ample parking to the front, side and rear aspect.

This fantastic enclosed garden has further potential for development and is screened by a timber panelled fence with the neighbouring properties.

The excellent Whalley Range Girls School and William Hulme Grammar School are all on your doorstep and the shops on Clarendon Road are a ten-minute drive away.

£550,000








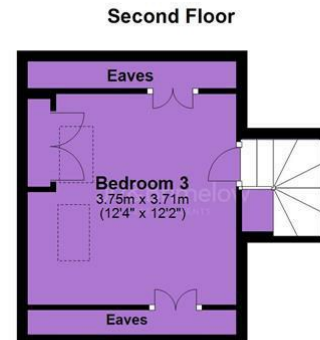
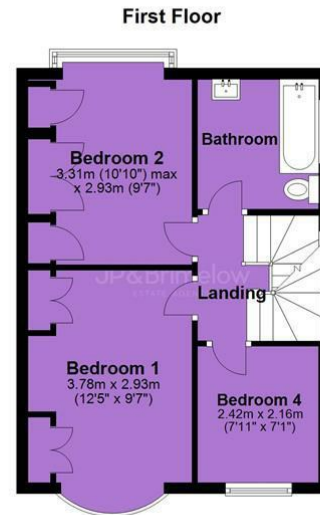
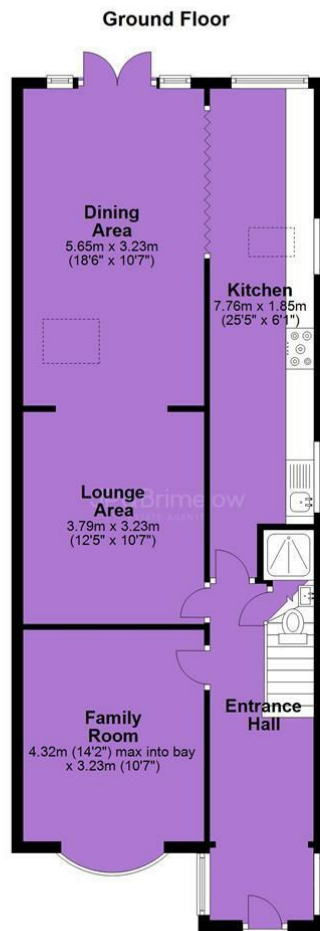


## EPC Chart

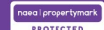
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC 



Tenure: Freehold Council Tax Band: C



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