

262 Wilbraham Road, Whalley Range, Manchester, M16 8QL



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**\*\*VIDEO TOUR AVAILABLE\*\*** Welcome to this exquisite FIVE BEDROOM property located on Wilbraham Road in this prime area of Whalley Range. This stunning semi-detached period house boasts grandeur and elegance, perfect for those seeking a traditional yet spacious home.

As you step inside the grand entrance hall, you are greeted by three reception rooms, offering ample space on the ground floor. To the front, a large lounge room with a bright bay window and traditional fireplace. At the rear sits a family room with direct access to the garden and lovely log burner. Finally, the large kitchen and dining room with attached utility room and downstairs WC. The kitchen benefits from side access to the property from the driveway.

The first floor houses four large double bedrooms along with a five piece bathroom. Following the stairs up to the top floor, the large fifth bedroom is complete with lots of storage and an abundance of natural light via the multiple skylights.

This property has retained many of its traditional features including stained glass front door, picture railing, fireplaces and a log burner.

One of the standout features of this magnificent home is the large rear garden, with plenty of mature plants and large lawned area as well as a patio area. The gated paved driveway extends to the rear detached garage and creates parking for multiple vehicles.

£895,000










## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: E



JP & Brimelow Estate Agents Ltd  
 430 Barlow Moor Road, Manchester, M21 8AD  
 Tel: 0161 8822233  
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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