

192 College Road, Whalley Range, Manchester, M16 0AA



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVIALABLE\*\*\* Introducing this immaculately presented and extended TWO BEDROOM detached house on College Road in Whalley Range. This property has seen extensive refurbishment throughout, with the charm and character seen in the details. Boasting a large garden, this property is truly a hidden gem in the area.

Positioned on a highly regarded residential tree lined road in this conservation area off Upper Chorlton Road, the property is perfectly located for transport links giving you direct access to motorways, cycle routes, the city centre and the Metrolink station nearby on Ryebank Road in Firswood. Alexandra Park, St Bede's College & William Hulme Grammar School are all on your door step.

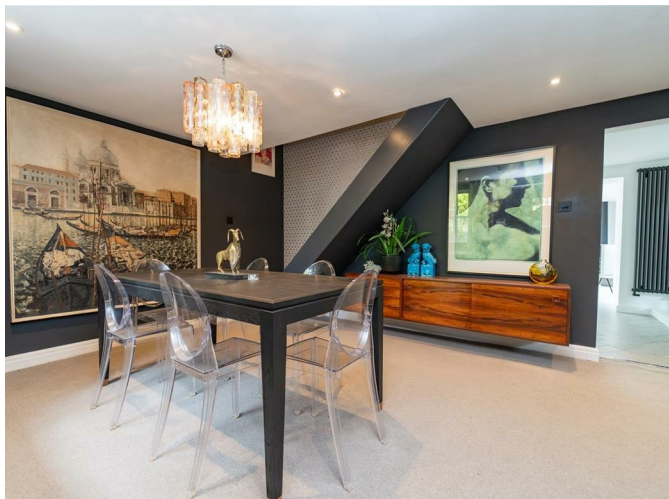
To the front aspect a spacious dining room with windows to the front and side, a fully fitted kitchen which is a true highlight overlooking the rear enclosed garden. An extended lounge area, with the large skylight, cast iron glass doors and log burner seamlessly blending modern luxury with the outdoors.

Whilst to the first floor, two stylishly renovated double bedrooms, and a modern four-piece bathroom. The house also consists of column radiators, alarm system, gas central heating and a log burner.

One of the standout features of this property is the secluded SOUTH EAST facing garden. Plants, trees and hedges run the length of the side garden, following the boundary brick wall, adding a further sense of privacy. With raised and stocked garden beds, a large lawned area and a gravel patio area, the landscaping of this property has been designed and executed as expertly as the interior.


The property benefits from gas fired central heating, an alarm system, being refurbished and extended, having a driveway providing off road parking and having a rear enclosed south east facing garden.

£525,000





### 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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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

## Ground Floor



## First Floor



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