

39 Dudley Road, Whalley Range, Manchester, M16 8FW



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* Located on a leafy Road in the conservation area of Whalley Range, is the setting of this attractive bay fronted semi-detached home. The period facade remains with FIVE BEDROOMS and a useful storage room. With over 2,400 sq ft of accommodation, including the large useful chamber cellars with plumbing and a W.C.

The excellent Alexandra Park is nearby and the cafes and bars for which Chorlton is loved by so many on Manchester Road are a five-minute drive away. A selection of primary schools close by on College Road and transport links on both Upper Chorlton Road or Alexandra Road South, connecting you to the city centre.

Entry is at ground level through an entrance reception hallway, high ceilings and period features throughout. Useful chamber cellars with access out into the rear garden. There is a lounge with a bay window to the front aspect over-looking the front garden. An open plan kitchen/breakfast room opening to a dining room with access out into the rear enclosed lawned garden with a feature pond.

Stairs leading to the first-floor landing that leads to three double bedrooms, an inner hallway leads to a walk-in three-piece shower room and a three-piece family bathroom.

Whilst the second floor reveals a landing leading to two further double bedrooms, one benefits from a useful storage room to complete this fabulous family home.


Features throughout the property include an alarm system and gas fired central heating. A paved driveway, providing off road parking to the front aspect. There is a low-level brick boundary wall with well-established and planted flowerbeds and mainly laid to lawn. To the side aspect there is a gate leading to rear enclosed lawned garden.

£650,000





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>77</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</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: D



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