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





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.















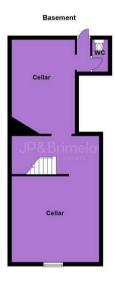
EPC Chart

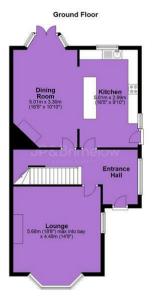
Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			7 7
(69-80)			0.0
(55-68)		57	
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		U Directiv	





Tenure: Freehold Council Tax Band: D











JP & Brimelow Estate Agents Ltd 430 Barlow Moor Road, Manchester, M21 8AD Tel: 0161 8822233

E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk

















pandbrimelowestateagents







- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of face but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property







