

33 Russell Road, Whalley Range, Manchester, M16 8DJ



JP&Brimelow
ESTATE AGENTS



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VIDEO TOUR AVAILABLE A well-kept & deceptively spacious FOUR DOUBLE BEDROOM, period, box bay fronted detached residence. Situated on a highly regarded tree lined residential road, off Victoria Road in Whalley Range.

Within walking distance to fantastic transport links, giving you direct access into the city centre, with links to motorways and trams nearby, Alexandra Park, St Bede's College & William Hulme Grammar School are all on your door step.

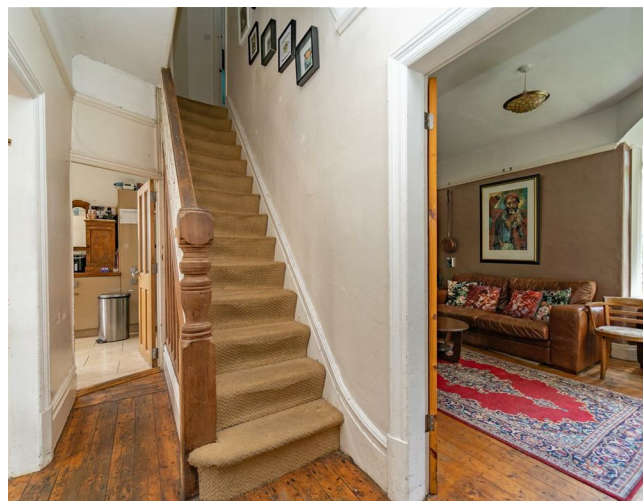
In brief, the accommodation comprises of; An entrance hall with under stairs storage, dining room with box bay window to the front aspect with access into the rear outside decked roof area, a lounge, an open plan fitted kitchen/dining area with bi-fold doors leading out into the rear enclosed garden. A W.C and utility area can also be found on the ground floor.

To the first floor there are three double bedrooms one benefitting from an en-suite bathroom and a white three-piece family bathroom completes the first floor.

Whilst to the second floor the landing reveals an additional double bedroom with an en-suite bathroom and a large storage area.


The property benefits from gas fired central heating, underfloor heating to the kitchen, high ceilings, picture rails, partial stripped and varnished floor boards and a driveway providing off road parking.

£600,000





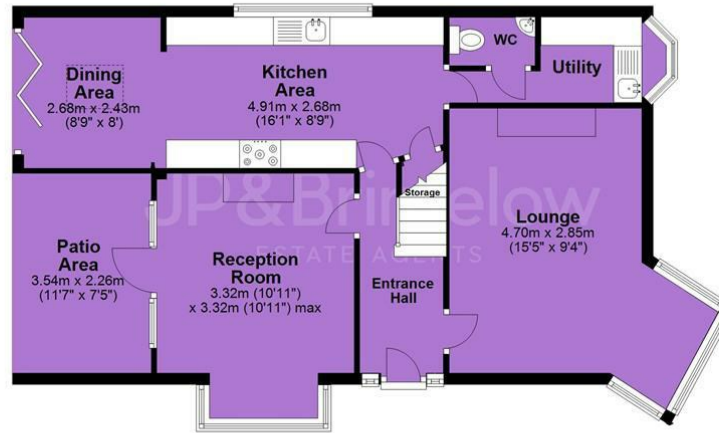
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: C

Ground Floor



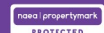
First Floor



Second Floor



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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