

31 Alexandra Road South, Whalley Range, Manchester, M16 8GF



JP&Brimelow
ESTATE AGENTS



7 6 5 E

*****VIDEO TOUR AVAILABLE***** This vast 7 double bedroomed detached family home offers everything you would want from a lovingly restored 1885 Victorian Villa. Seamlessly designed to blend the period with modern design and architectural features.

Set over four expansive floors, in addition to its own stand-alone coach house with plenty of off-road parking; all of which is situated on a highly popular residential road in a central position in Whalley Range.

Close to Chorlton and West Didsbury, which provide lively atmospheres and include a host of cafes, bars, restaurants, parks and nature reserves. Just a mile away from The Metrolink in Chorlton, which will provide easy access to a range of amenities including direct links to Media City, Piccadilly train station and Manchester airport; which are also only an easy 15-minute drive.

No expense has been spared on the finish, with only the highest quality of fixtures and fittings. Artisan craftsmen have painstakingly helped reinstate the features that many of these big old houses now lack, such as triple height skirting boards, smoked oak parquet, Minton tiles, stained glass, stunning cast-iron fireplaces/radiators, decorative plasterwork and cornices, cast-iron baths and stately bedrooms; en-suites and walk-through wardrobes.

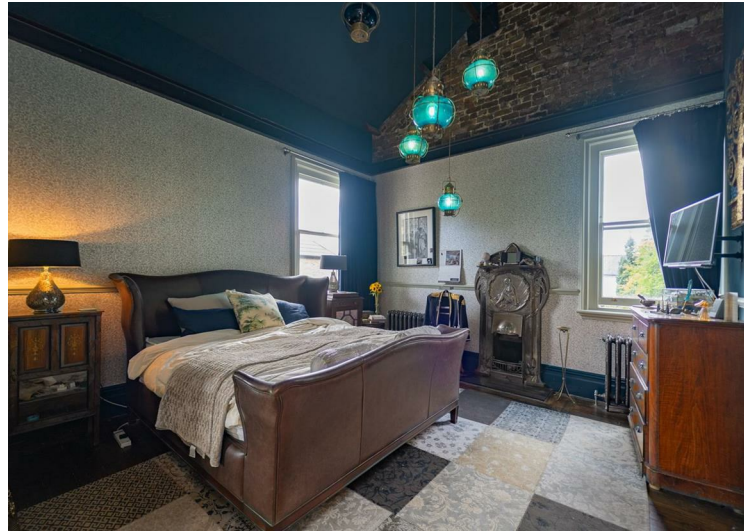
With a few surprises such as a cinema, double-height master bedroom, bespoke lighting, designer wallpapers and one bedroom having the luxury of a bath in it - not to mention its huge wrap-around garden - this house sets itself apart from any of its size.

On the north side of the building are serene views of the church; on the south side, the teak David Salsbury orangery opens up onto beautiful decking with space in abundance for alfresco dining and outdoor living. The back garden has been made exceptionally private with its own large jacuzzi and covered seating area.


Furthermore, the detached brick-built coach house is rented out as an Airbnb, achieving £150 per night.

£2,350,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: G



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



JP & Brimelow
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 (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 fact 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.

jpandbrimelowstateagents
 @jpandbrimelow

