

54 Clarendon Road, Whalley Range, Manchester, M16 8LD



**JP&Brimelow**  
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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented and deceptively spacious SIX DOUBLE BEDROOM semi-detached home, full of character. Ideally located in a highly sought-after residential area on the borders of Whalley Range and Chorlton.

Conveniently located within walking distance of the amenities on Clarendon Road in Whalley Range, Manley Park, Alexandra Park, Manley Park Primary School, the vibrant café scene on Manchester Road, and Chorlton Metrolink station, providing direct access to the city centre and Media City.

In summary, the accommodation features an entrance hall with access to a converted basement, a front-facing living room with a bay window, a downstairs W.C., a beautifully fitted kitchen/breakfast room, and a family room at the rear with doors leading to the enclosed garden, completing the ground floor.

The converted basement is fully self-contained - it includes its own entrance, a hallway, a three-piece shower room, a living room, a fully fitted kitchen/breakfast room, and a double bedroom with direct access to the enclosed rear garden. The current owners rent this out, and income can be up to £7,500 p.a. tax free.

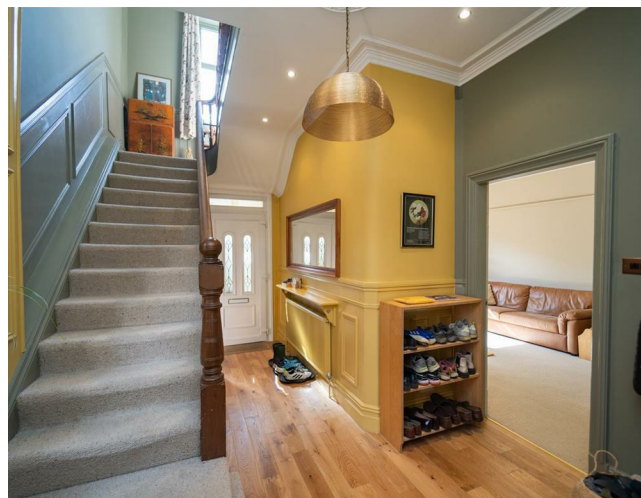
To the first floor there are a further three good sized double bedrooms and a three-piece family bathroom.

The second floor offers a landing that doubles as an office space, two generously sized double bedrooms, and access to a four-piece Jack and Jill bathroom with additional storage in the eaves.

The property features high ceilings, stained and leaded glass windows, and is warmed by gas-fired central heating. It also benefits from a paved driveway offering secure off-road parking and a rear enclosed lawned garden. Situated within walking distance of well-established primary schools, as well as independent shops, bars, and restaurants on Upper Chorlton Road, it is ideal for a professional couple due to its location or a growing family.

£685,000










## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	69
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



Tenure: Freehold Council Tax Band: C



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