

5 Chatsworth Grove, Whalley Range, Manchester, M16 8GY



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £385,000


 5  2  2  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A deceptively spacious, five double-bedroom Victorian mid-terrace home, situated in a leafy area off College Road in Whalley Range. Conveniently located near several excellent primary schools, including the Ofsted-rated Outstanding Manley Park Primary School, as well as Upper Chorlton Road and the amenities of Chorlton. The property also offers easy access to transport links to Media City via Metrolink or bus. Spanning four floors, the well-designed accommodation includes an entrance hallway, a front-facing lounge, a fitted kitchen/breakfast room, a practical downstairs utility room, and a family room with access to the courtyard-style rear garden. The first floor features a landing leading to three double bedrooms, one with a three-piece ensuite shower room, and a separate three-piece bathroom. Stairs lead to the second floor, revealing a landing and two additional double bedrooms. The house has been fully refurbished: new central heating system, new fitted kitchen and 2 new bathrooms, fully decorated throughout, new carpets, all brand new UPVC windows and composite doors, new decking and garden and a very large cellar which would be great to use as a gym, studio or as storage. OFFERED WITH NO VENDOR CHAIN.





## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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: **C**





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