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



## Offers In The Region Of £385,000









\*\*\*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.





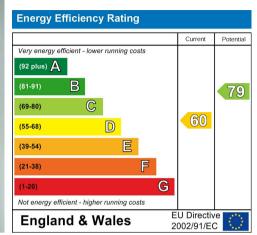








## **EPC Chart**







Tenure: Freehold Council Tax Band: C



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

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















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 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



pandbrimelowestateagents



@jpandbrimelow