

5A Stanley Road, Whalley Range, Manchester, M16 8HT



JP&Brimelow
ESTATE AGENTS



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VIDEO TOUR AVAILABLE A beautifully presented FIVE BEDROOM extended semi-detached residence, situated on a highly regarded, tree-lined residential road, off Withington Road here in Whalley Range.

This box bay fronted property is within walking distance to fantastic transport links on Alexandra Road South, with links to motorways and the Metrolink station in both Firswood and Chorlton that allows you direct access to Manchester city centre, Manchester airport and Media City. Alexandra Park is at the top of the road providing open green space and St Bede's College and William Hulme Grammar School and St Margaret's C of E Primary (with its recently "Outstanding" rated Nursery and Early Years) are on your door step.

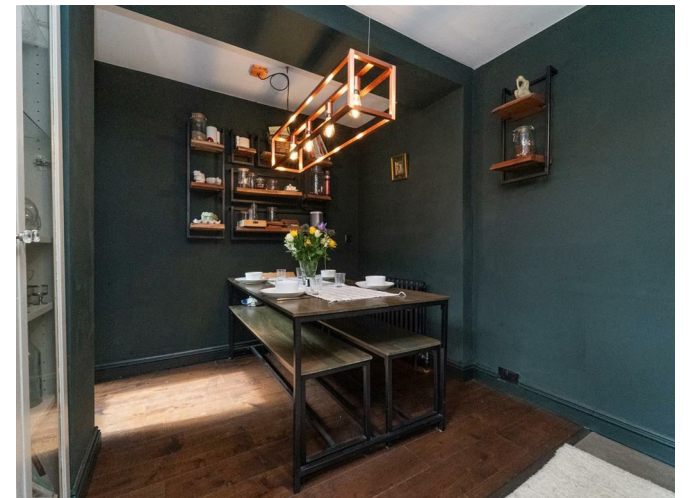
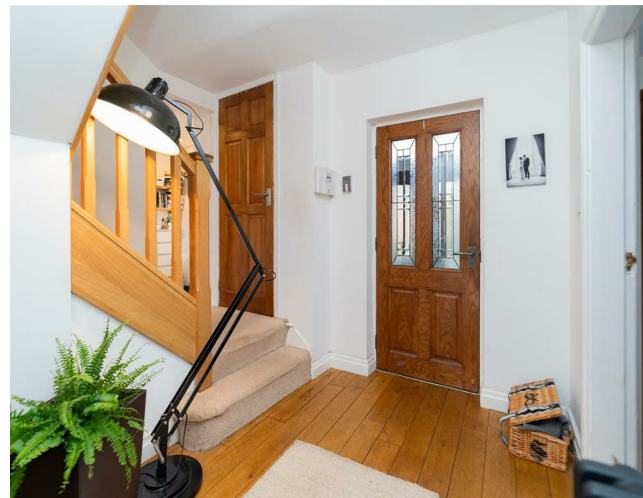
In brief, the accommodation comprises; a porch, an entrance hallway with access to an office, impressive open plan living/fitted kitchen/breakfast and dining room with access out into the rear south-facing, enclosed lawned garden. There is a utility room and downstairs W.C that completes the ground floor.

To the first floor there is landing leading to two double bedrooms, and two further bedrooms, separate W.C and a two-piece family bathroom, while the second floor reveals a landing leading to a stunning master suite with fitted wardrobes and a four-piece ensuite wetroom/bathroom.

This property has a host of features such as solid oak wooden flooring, cast iron radiators, African hardwood worktops in the kitchen and utility, a newly installed original Welsh slate roof, a log burner in the living room, an alarm system and the home is warmed by gas fired central heating.


To the front of the property there is a block paved driveway providing off-road parking for 2 vehicles, a bin store. There is also an Oriental style garden with a water feature finished off with decorative slate. To the rear aspect there is a fabulous 120-foot South facing enclosed lawned garden, two patio areas, a vegetable patch, two storage sheds and a chicken coop.

£680,000



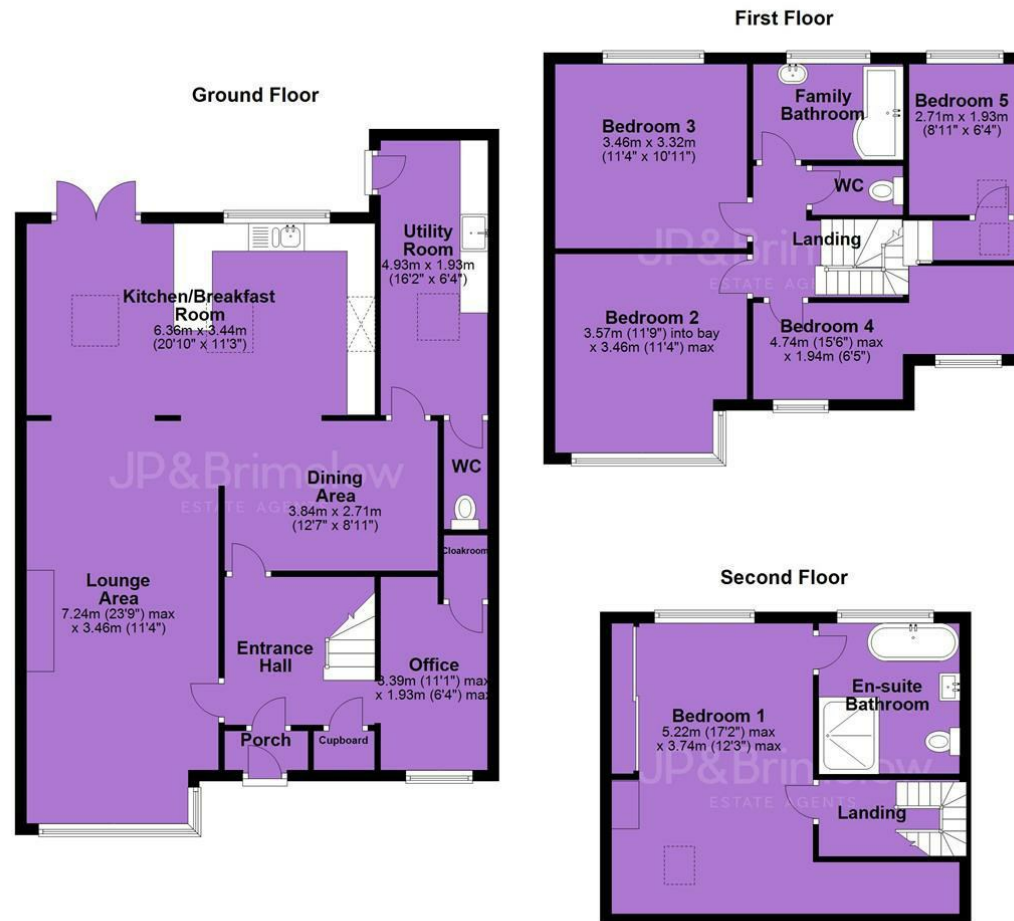


EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(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: B



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