

39 Manley Road, Whalley Range, Manchester, M16 8HN



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive Five DOUBLE BEDROOM period, bay fronted semi-detached residence situated off Withington Road here in a fantastic residential area of Whalley Range. It is peaceful and yet only a ten-minute drive (two miles) from Manchester City Centre and Chorlton centre.

Within walking distance to fantastic transport links, giving you direct access into the city centre, with links to motorways and buses nearby. Alexandra Park, St Bede's and William Hulme Grammar School are all on your door step.

In brief, the well planned accommodation consists of a welcoming porch and entrance hallway which leads to the practical cellars, complete with another three-piece shower room, ample storage space and a Utility. There is a lounge with a bay window to the front aspect with a beautiful fireplace, a fitted kitchen/dining room, an additional family room with a bay doorway leading into the conservatory and patio doors leading into the rear enclosed garden.

Whilst to the first floor there is a sizable landing leading to a master bedroom with a fireplace, another two double bedrooms and a four-piece bathroom suite, complete with a bath and a shower cubicle.

To the second floor there are a further two sizable double bedrooms, an additional four-piece bathroom suite and useful storage.

This property retains a host of original features such as high ceilings, coving, picture rails and is warmed by gas fired central heating. A paved driveway provides off-road parking for multiple vehicles and to the rear aspect there is a good-sized enclosed lawned garden with a raised patio, ideal for a table and chairs.

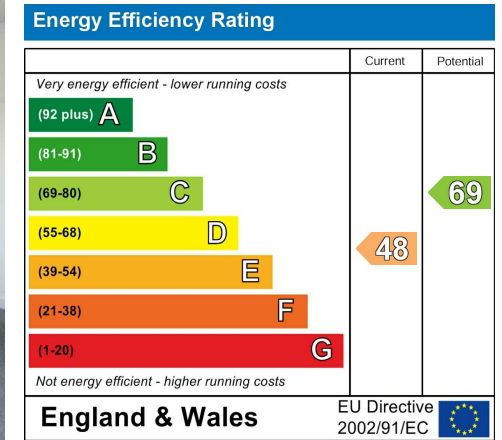
The nearest Metrolink station can be found on Wilbraham Road or Firswood, giving you direct access to Manchester city centre, Media city and Manchester Airport.

£695,000





## EPC Chart



Tenure: Freehold Council Tax Band: E



