

16a Alness Road, Whalley Range, Manchester, M16 8FX



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VIDEO TOUR AVAILABLE A beautifully presented and deceptively spacious FOUR BEDROOM bay fronted semi-detached property. Ideally located in a highly sought-after residential area in Whalley Range positioned opposite St Bede's Grammar School.

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 hallway, a downstairs W.C, a stylishly presented fitted kitchen/breakfast room with a bay window to the front aspect, a utility room housing the wall mounted boiler with access to the side and an impressive lounge/dining room with access out into the rear enclosed garden, completing the ground floor.

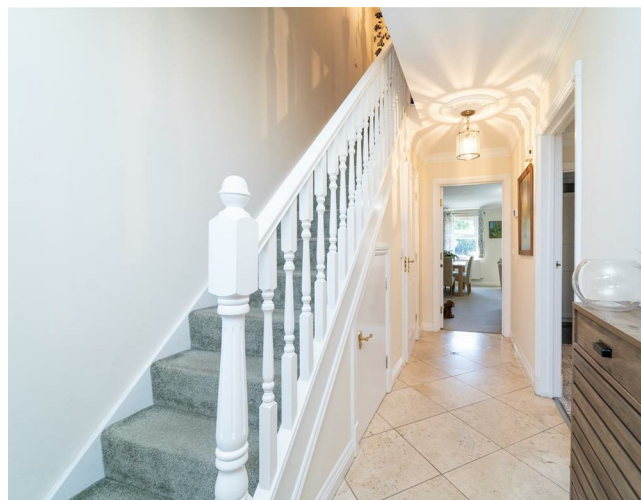
To the first floor there is a landing leading to two good sized double bedrooms and a white three-piece family bathroom.

Whilst the second floor offers a landing that leads to a fourth bedroom/nursery/study with access to useful storage and a generously sized master bedroom that benefits from an ensuite three-piece shower room.

The property features high ceilings, an alarm system, warmed by gas-fired central heating and a gated driveway providing secure off-road parking and a front and rear enclosed lawned garden.


Situated within walking distance of well-established primary/secondary schools, bus and cycle routes on Alexandra Road South, 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.

£545,000



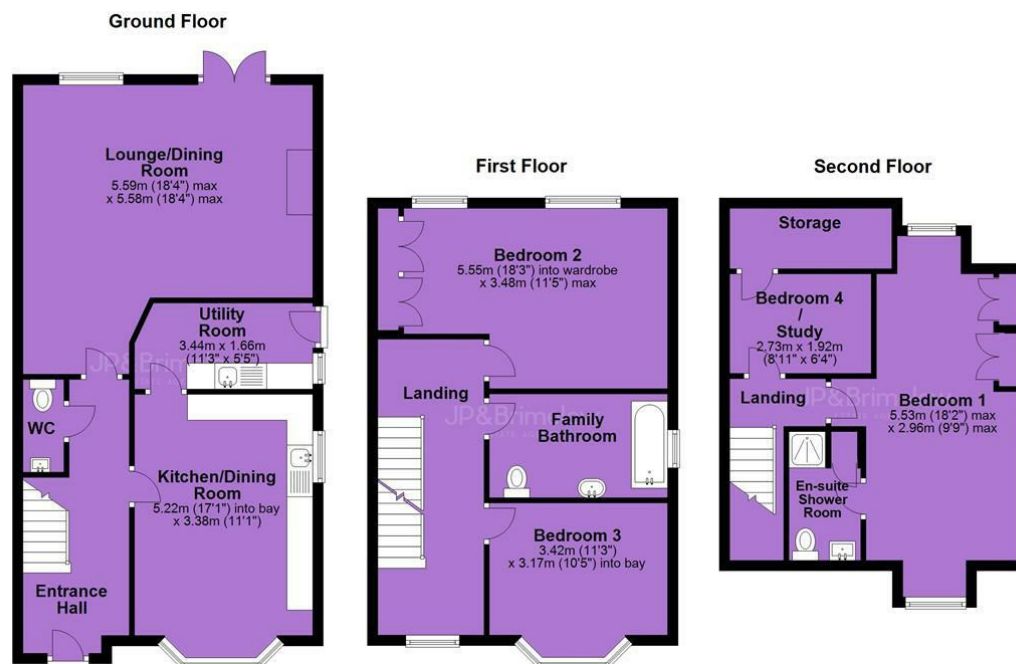


EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	82
(69-80) C		
(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: E



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