

10 Victoria Road, Whalley Range, Manchester, M16 8DP



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VIDEO TOUR AVAILABLE Positioned in a leafy location, off College Road here in Whalley Range is the setting of this deceptively spacious and stylishly presented, THREE BEDROOM PLUS A WALK-IN WARDROBE/FOURTH BEDROOM, traditional bay fronted end-terraced property.

Situated on a highly regarded residential tree lined road in this conservation area off Upper Chorlton Road, Fantastic transport links, giving you direct access to motorways, cycle routes, the city centre and the Metrolink station nearby on Ryebank Road in Firswood. Alexandra Park, St Bede's College & William Hulme Grammar School are all on your door step.

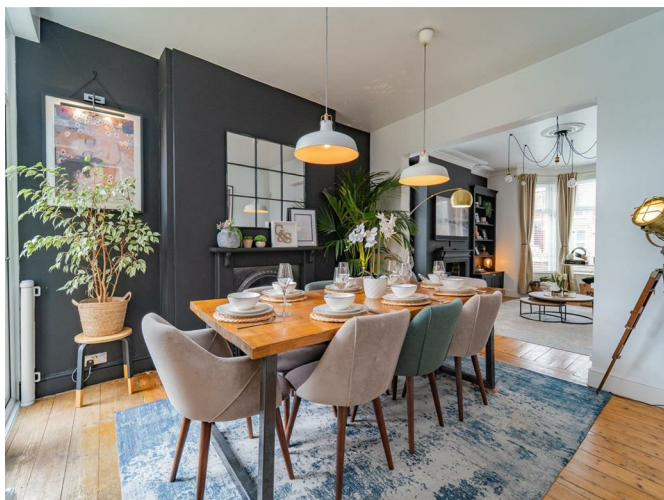
The accommodation consists of an entrance hallway, a stunning living room with a bay window to the front aspect. This opens into a dining room with access to the enclosed rear garden. Additionally, there is a fully fitted kitchen/breakfast room with views to the rear and entry to the practical storage cellars.

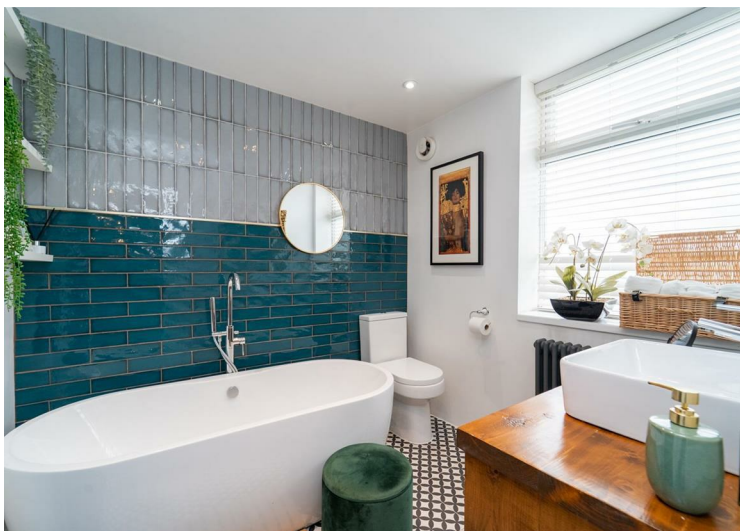
Whilst to the first floor, a landing provides access to the master bedroom, which leads through to a three-piece wet room and a walk-in dressing room. There is also an additional double bedroom and a contemporary three-piece bathroom suite.

Stairs lead to the second floor where there is a further double bedroom with another three-piece en-suite shower room and plentiful storage.

The property also retains several original features, such as high ceilings and decorative ceiling coving, along with stunning fireplaces throughout. It is heated by gas-fired central heating and offers both a wrap around enclosed rear garden and a driveway for off-road parking. An internal viewing is highly recommended to fully appreciate this home.

£535,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	59	
(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: C



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