

19 St. Austell Road, Whalley Range, Manchester, M16 8WQ



**JP&Brimelow**  
ESTATE AGENTS





5 2 3 C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* An impressive & well-presented FIVE BEDROOM bay fronted semi-detached property, located off Wilbraham Road in Whalley Range. This property has seen extensive refurbishment throughout, with charm and character seen in the details.

Positioned on a highly regarded residential and tree lined road, off Kingsbrook Road. The property is perfectly located for schools, parks and Whalley Range Tennis Club. Fantastic transport links give you direct access to motorways, cycle routes, the city centre and the Metrolink station nearby on St Werburghs Road in Chorlton. Alexandra Park, St Bede's College & William Hulme Grammar School are all on your door step.

The well-planned accommodation comprises; a porch, an entrance/reception hallway with stained and leaded glazing, a beautiful lounge with a bay window to the front aspect with double doors leading into the dining room, a modern fitted kitchen leading to a utility area, a fitted three-piece bathroom suite and a double bedroom complete the ground floor.

Whilst to the first floor, there is a landing leading to four double bedrooms, and a modern four-piece family bathroom.

The property benefits from a large gated driveway, providing secure off-road parking, high ceilings, has both a front lawned garden and an enclosed rear garden with a detached garage and is warmed by a combi boiler providing gas central heating.

A substantial family home presented in immaculate condition throughout. Will suit a growing family and the sought after location is one not to miss.


£625,000







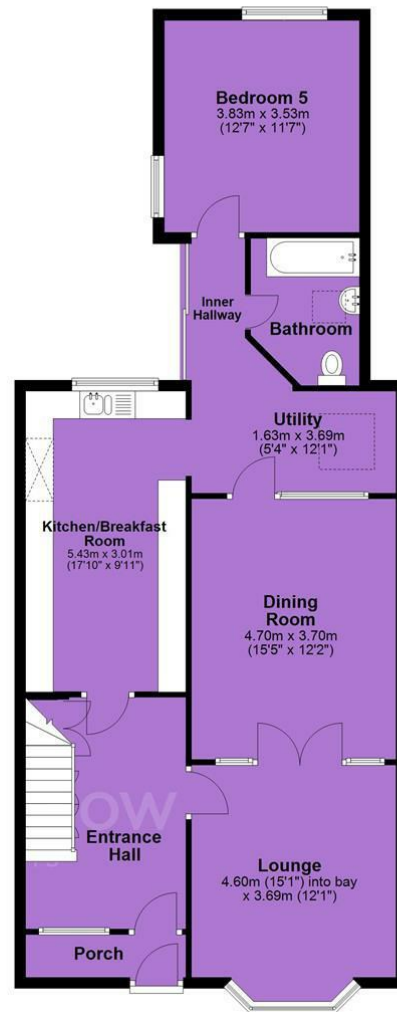
## EPC Chart

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            | 73  | 81        |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

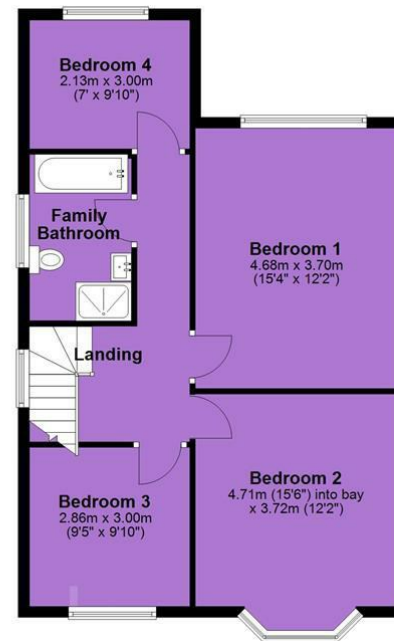


Tenure: Freehold Council Tax Band: D

### Ground Floor



### First Floor



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