

19 Manley Road, Whalley Range, Manchester, M16 8PN



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VIDEO TOUR AVAILABLE An attractive and imposing SEVEN DOUBLE BEDROOM period, bay fronted semi-detached residence, situated off Withington Road here in a fantastic residential area of Whalley Range. Split over four floors including the basement, this impressive property is a perfect blend of both character and charm throughout.

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 & William Hulme Grammar School are all on your door step. 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.

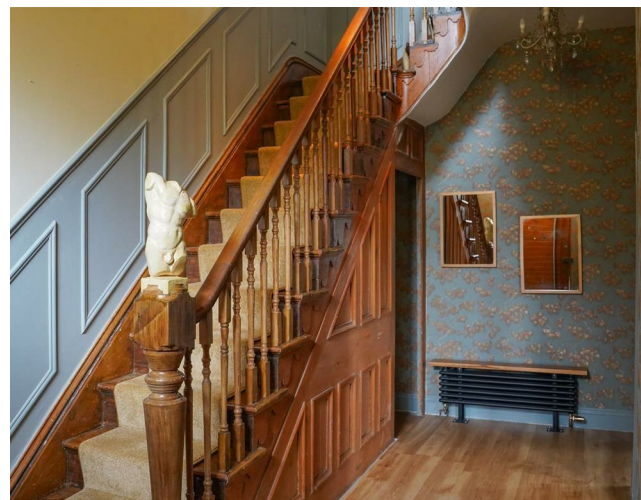
In brief the accommodation consist of; An entrance hall which allows access into the basement which houses a large double bedroom, an ensuite shower room and access into the rear garden. The ground floor has a lounge with bay window to the front aspect with double doors opening into the impressive dining area and fully fitted kitchen. The dining area is complete with exposed brick feature wall and log burner, the kitchen offers a central breakfast island, Belfast sink and views into the rear garden. Additionally, there is a W.C and cloakroom which allows access out into the rear garden.

To the first floor the landing reveals three spacious bedrooms, the principle benefitting from built in wardrobe. A white three-piece bathroom suite can also be found on this floor.

To the second floor there are a further three well-proportioned bedrooms and a white three-piece shower room completing this impressive home.

The property benefits from gas fired central heating, an alarm system, high ceilings throughout, ceiling coving, a driveway and a rear enclosed lawned garden.

£825,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold Council Tax Band: D



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