

10 Grosvenor Road, Whalley Range, Manchester, M16 8JP



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ESTATE AGENTS





 4  3  1  C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented and deceptively spacious FOUR DOUBLE BEDROOM bay fronted, period, semi-detached home, full of character. Ideally located in a highly sought-after residential area on the borders of Whalley Range and Chorlton.

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 hall leading to an impressive double aspect living room complete with bay window, an open plan fitted kitchen/breakfast room with access down to the basement. There is a door to the side access leading out into the rear enclosed garden, completing the ground floor.

The basement is fully converted to meet building and fire regulations and offers a three-piece wet room and its own external access, allowing for further living accommodation. With plenty of headroom, the two main cellar chambers offer a versatile space that could alternatively be used as a gym, workshop, or games room.

To the first floor there is a spacious family room/landing with stairs leading to the second floor. Two good sized double bedrooms to the front aspect, one benefits from an ensuite shower room and a white modern three-piece family bathroom.

The second floor offers a landing that leads to two further bedrooms and loft space for further storage in the eaves.

The property features high ceilings, stripped and varnished floor boards, attractive fireplaces, and is warmed by gas-fired central heating. A front and rear enclosed garden.

Situated within walking distance of well-established primary schools, 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

£600,000










## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(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



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