46 College Road, Whalley Range, Manchester, M16 8FH

5 3 1 C

VIDEO TOUR AVAILABLE A charming and stylishly presented, FIVE DOUBLE BEDROOM, mid-terrace property. This period, bay fronted home is positioned on a highly regarded residential tree lined road in this conservation area off Upper Chorlton Road. The property extends to over 2,100 sqft of accommodation including the converted basement.

Within walking distance to transport links giving you direct access to motorways, cycle route, 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.

In brief the property consists of; an entrance hall with access down into the converted cellar, a large lounge with bay window to the front aspect, Oak wooden flooring and an attractive log burner, a cloakroom, W.C/ utility room, a good sized fitted kitchen with French doors giving views and access out into the rear enclosed garden.

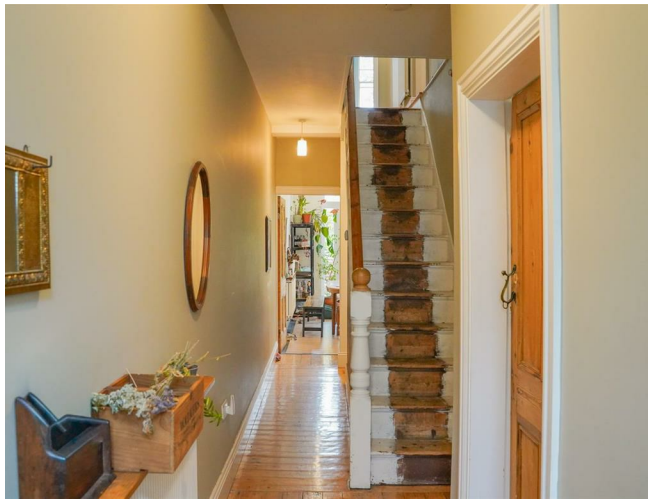
The basement has been converted providing a further self contained double bedroom/living space with en-suite shower room, and French doors leading into the rear enclosed garden.

Stair's lead to the first-floor landing leading to three double bedrooms, a modern white three-piece family bathroom and a useful Mezzanine level. To the second floor there is a landing leading to an impressive master bedroom with an office area, storage in the loft space and an ensuite three-piece shower room completes this deceptively spacious family home.

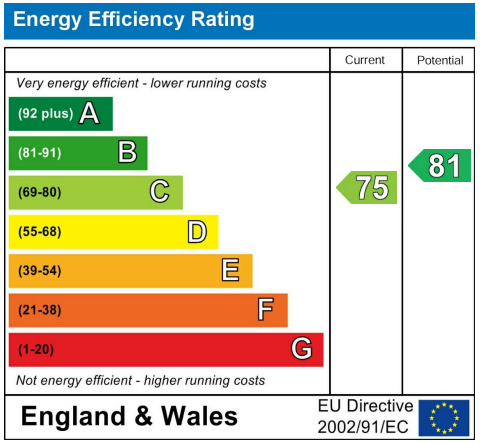
Retaining many period features throughout, the property includes gas fired central heating, an alarm system, re-wired throughout in 2015, high ceilings, stripped and varnished floor boards, and a rear enclosed garden.

OFFERED WITH NO VENDOR CHAIN.

£595,000



EPC Chart



Tenure: **Freehold** Council Tax Band: **B**

JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of face but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

JP&Brimelow
ESTATE AGENTS

jpandbrimelowestateagents
@jpandbrimelow