

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



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £325,000

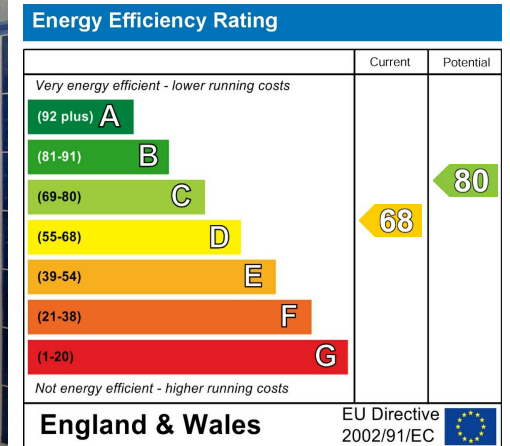
 3  1  2  D

VIDEO TOUR AVAILABLE A well-proportioned, THREE BEDROOM, bay-fronted, semi-detached property. Positioned in a leafy location, off Dudley Road here in Whalley Range. The property is close to several schools, including the Ofsted outstanding Manley Park Primary School and within walking distance of William Hulme, St Bede's and Loreto Grammar schools. The Hilary Step Bar and Kaana South Asian Canteen on Upper Chorlton Road, local shops and Alexandra Park are all within walking distance. There are nearby transport links to Manchester including the Metrolink to Media City and Greater Manchester. In brief the property consists of; a porch, an entrance hall with useful storage cupboard, a lounge to the front aspect benefitting from a bay window, a dining room with views and access out into the rear enclosed garden, and a fitted kitchen which allows access out into the rear garden. Stairs leading to the first-floor landing reveal two good sized double bedrooms, and an additional bedroom. A two-piece shower room and separate W.C complete this spacious home. The property benefits from gas fired central heating, picture rails, stripped and varnished floor boards, a rear enclosed garden, and a driveway providing off road parking.



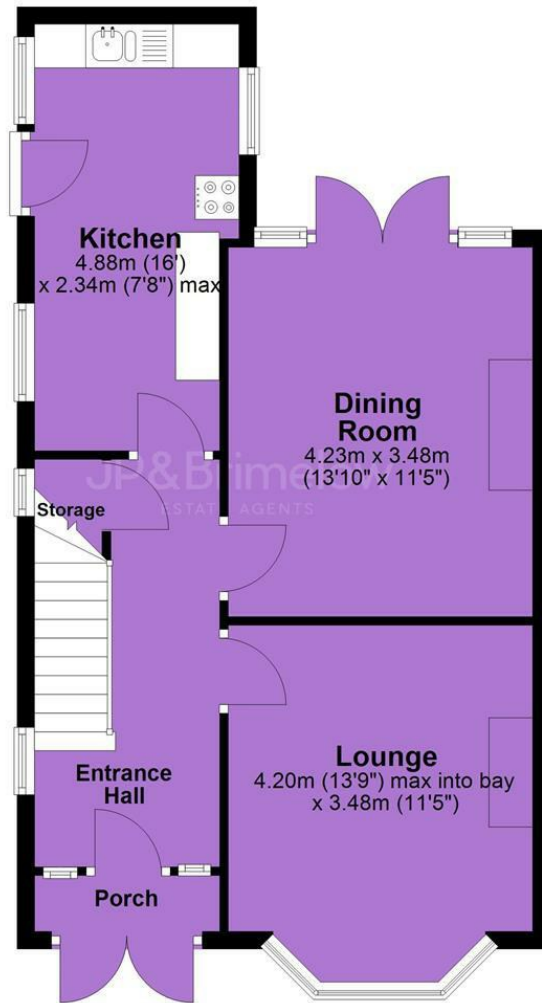


EPC Chart

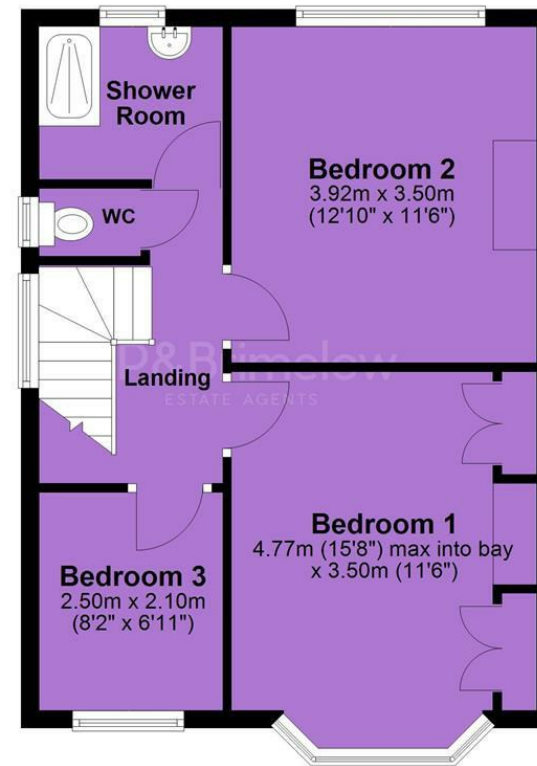


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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



JP & Brimelow
ESTATE AGENTS

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 fact 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.

jpandbrimelowestateagents

@jpandbrimelow