

52 Athol Road, Whalley Range, Manchester, M16 8QN



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive & spacious, FIVE BEDROOM, mid-terrace property. Situated on a popular residential road just off Wilbraham Road in Whalley Range. The property is spread over four floors including the useful chamber cellars and offers a host of period features throughout.

All the amenities of Chorlton nearby with its independent bars, cafes and restaurants. With fantastic transport links located near by giving you direct access into Manchester City centre and Manchester international airport. Several primary and secondary schools are also close by.

In brief this bay fronted property consists of; an entrance hall, a good-sized lounge to the front aspect, a family room, a fitted kitchen with access down into the chamber cellars and out into the rear garden, a dining room with views into the rear garden completes this floor.

Stairs leading to the first-floor landing reveal three good sized double bedrooms, and a white three-piece shower room.

To the second floor there is an additional double bedroom, and a further bedroom completing this sizable property.


The property benefits from gas fired central heating, high ceilings, picture rails and ceiling coving, and a rear enclosed garden.

£450,000





### EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: C



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