

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



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ESTATE AGENTS



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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.

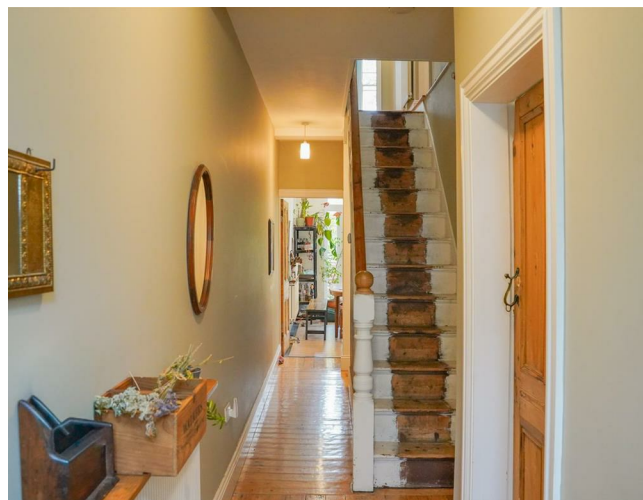
The basement has been converted providing a further self contained double bedroom/living space with en-suite shower room, and French doors leading into the rear enclosed garden.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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



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