

150 Wellington Road, Withington, Manchester, M20 3FU





9 3 1 D

VIDEO TOUR AVAILABLE A SPACIOUS NINE BEDROOM HMO, this bay-fronted Victorian semi-detached property is located on a prime residential road just off Withington Road in Withington.

Ideally positioned within walking distance of excellent transport links. Located in a central Withington Village location. Ideally located for students studying at the Universities in Manchester. Just a stone's throw from Withington Centre and the main bus route through Fallowfield into Manchester City Centre, with Old Moat Park directly opposite.

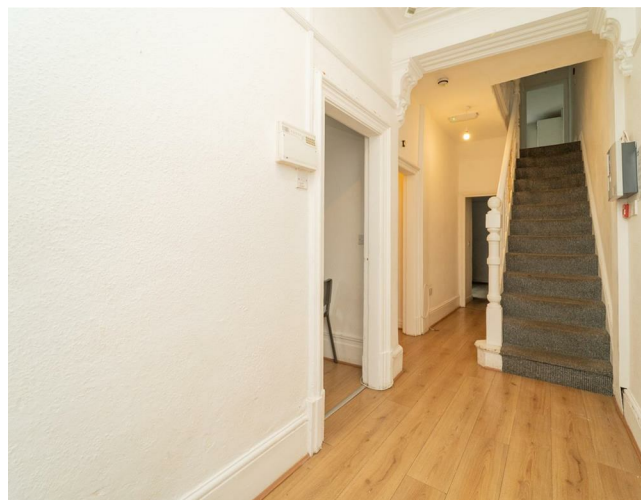
In brief, the thoughtfully designed accommodation includes: an entrance hall, a front lounge with bay window a downstairs double bedroom with a three-piece jack & Jill shower room, and a sizable open-plan fitted kitchen/dining room on the ground floor, with direct access to the side leading to the enclosed rear garden.

To the first floor, there are four generously sized double bedrooms, a three-piece fitted bathroom and an additional separate W.C.

Whilst the second floor reveals a further four bedrooms to finish this fantastic accommodation.

The property showcases high ceilings, picture railings and ceiling coving to the lounge and is warmed by gas-fired central heating. In addition, there is a useful cellar offering two separate storage chambers. Internal inspection highly recommended.

£625,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	61	
(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: D



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

