

St Luke's Centre, Danesfield Whalley Road, Whalley Range, Manchester, M16 8BT



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\*

A Rare development opportunity to purchase an Immaculately Presented Detached Property.

St Luke's Centre on Whalley Road, Whalley Range is a truly stunning building, now available for a limited time. We have been asked to market this property for a four-week period, and all offers must be submitted in writing FAO Danny / Eddie to sales@jpbrimelow.co.uk.

A truly stunning building with exceptional charm and character. This attractive period property, bay fronted and positioned on a highly regarded residential tree-lined road, is located in a conservation area off Upper Chorlton Road.

\*All offers must be submitted in writing to: sales@jpbrimelow.co.uk FAO - Danny.

#### Key Features:

\*Detached THREE BEDROOMED Coach House: Located at the rear of the development, adding unique value to the property.

\*Prime Location: Within walking distance to transport links providing direct access to motorways, cycle routes, the city centre, and the Metrolink station on Ryebank Road in Firswood.

\*Nearby Amenities: Alexandra Park, St Bede's College, and William Hulme Grammar School are all on your doorstep.

\*Original Features: The property retains high ceilings, coving, stained glass windows, and is warmed by gas-fired central heating.

\*Converted Cellars: Offering ample storage with access to the large rear enclosed lawned garden.

\*Secure Parking and Communal Gardens: The development features secure parking for residents, gas-fired central heating, and communal lawned gardens with patio areas. Secure storage is also provided in the treble garage.

Enjoy the peaceful tranquillity of nearby large open green spaces off Withington Road and the lively nightlife of the thriving food and drink scene on Manchester Road in Chorlton.

For all enquiries, please email: sales@jpbrimelow.co.uk for the attention of Danny.

Don't miss out on this exceptional opportunity to own a piece of Whalley Range's history in a stunning and convenient location

£3,250,000





## EPC Chart

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         |                                                                                                             |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         |                                                                                                             |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         |                                                                                                             |
| (21-38) <b>F</b>                            |         |                                                                                                             |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| <b>England &amp; Wales</b>                  | 63      | 73                                                                                                          |
|                                             |         | EU Directive 2002/91/EC  |



Tenure: Freehold Council Tax Band: G



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