

81 Manley Road, Whalley Range, Manchester, M16 8WF



JP&Brimelow
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*****VIDEO TOUR AVAILABLE***** An extended and immaculately presented, FIVE BEDROOM, semi-detached property. This charming bay-fronted property is located on a highly regarded tree lined road in Whalley Range.

Within a peaceful setting and yet only a short drive to Manchester city centre and Chorlton Centre. Walking distance to fantastic transport links, giving you direct access into the city centre, with links to motorways and buses nearby. Alexandra Park, St Bede's and William Hulme Grammar School are all on your door step.

The property Is spread over three floors and in brief consists of; a porch, an entrance hall which offers a W.C and useful utility room which is clad in reclaimed Canadian sugar maple and offers sound insulation, a spacious open plan dining/ lounge area with bay-windows to both aspects, the dining area benefits from Charnwood Aire 7 wood burner which is surrounded by a slate hearth. The stylishly designed kitchen is complete with custom made stainless steel worktops, high end fixtures and fittings and has view and access out into the SOUTH facing enclosed garden.

Stairs leading to the first-floor landing reveal three generous sized bedrooms, a further bedroom, and a modern white three-piece shower room.

To the second floor you will find the impressive principal bedroom which offers tree tops views, and a white three-piece bathroom suite.

The property benefits from recent modernisation throughout, gas fired central heating, an alarm system, high ceilings, picture rails and ceiling coving, stripped and varnished floor boards, a drive way providing off road parking for multiple vehicles, and a large south facing rear garden.

OFFERED WITH NO VENDOR CHAIN.

£685,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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: C



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