# 6 Manley Road, Whalley Range, Manchester, M16 8PN





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***VIDEO TOUR AVAILABLE*** An attractive and substantial, SEVEN BEDROOM, semi-detached property. The property is situated on a highly regarded tree lined road off Buckingham Road in Whalley range. This imposing period home has undergone a back to brick renovation by the current owners and offers over 3,200 spft of accommodation spread over four floors. The property has undergone extensive renovation works; however, further works are still required to complete the refurbishment

A short walk into the centre of Chorlton with all its independent restaurants/shops/bars, Barbakan Delicatessen, the Unicorn Grocery and the Metrolink Station on Wilbraham Road giving you direct access into the city centre and Media City. There are fantastic primary and secondary schools close by along with Alexandra Park with its open green space and café.

In brief, this bay fronted home consists of; a welcoming entrance hall which allows access down into the useful chamber cellar, a sizable front facing lounge, and impressive open plan kitchen/dining/ family area. The fully fitted kitchen is complete with high end fixtures and fittings and a central breakfast island, a roof lantern floods the family area with natural light, and bi-fold doors allows views and access out into the rear enclosed garden. Additionally, there is a play room, utility, and W.C completing the ground floor.

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

To the second floor there are three double bedrooms, and a white four-piece bathroom suite completing this fantastic property.

Other benefits include gas fired central heating, high ceilings, period features, a driveway providing off road parking, and a generous rear enclosed garden. Please note that some renovation and finishing works remain to be completed.

£765,000







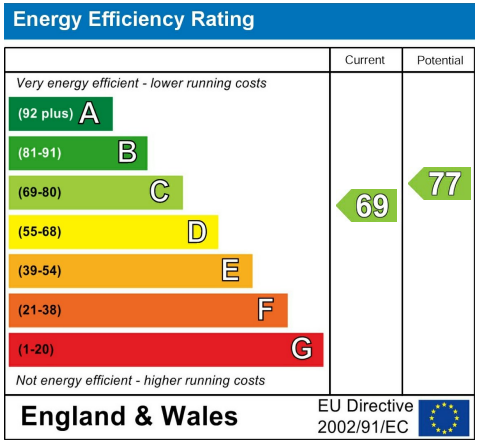








## EPC Chart

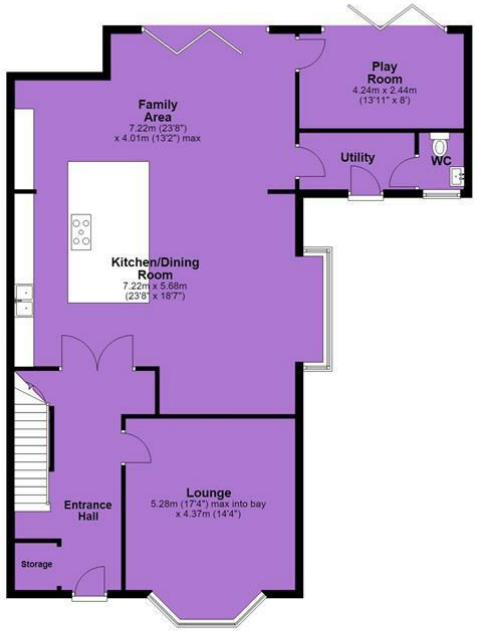




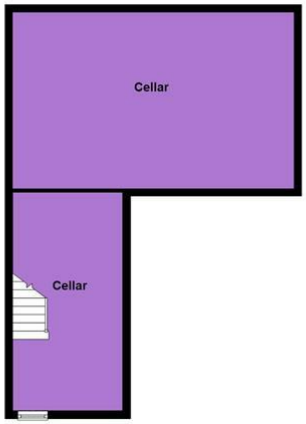



Tenure: **Freehold** Council Tax Band: **E**

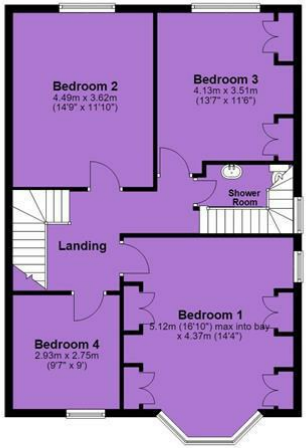
Ground Floor



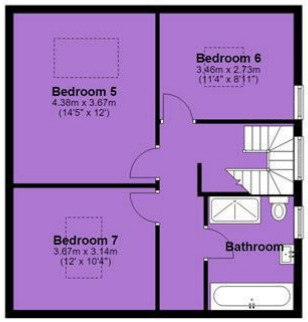

Cellar




First Floor




Second Floor

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