23 Waltham Road, Whalley Range, Manchester, M16 8PG





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VIDEO TOUR AVAILABLE A delightful FOUR BEDROOM traditional, semi-detached property situated on a highly popular residential road here in Whalley Range.

The property is ideally positioned to take advantage of excellent transport links, with the Metrolink stop adjacent to Morrisons on Wilbraham Road providing direct services to Manchester City Centre and MediaCity.

This well-planned property comprises a vestibule porch leading into a welcoming reception hallway with a downstairs WC. To the front of the property is a spacious dining room featuring a bay window, while the lounge to the rear enjoys direct access to the enclosed rear garden. A breakfast room leads through to the fitted kitchen, which also provides access to a practical utility room and, in turn, the rear garden.

The first floor landing provides access to four well-proportioned bedrooms, including a spacious principal bedroom featuring a bay window. A two-piece bathroom and a separate WC complete the first-floor accommodation.

Combining period charm with practical family living, the property is warmed by gas-fired central heating and showcases high ceilings that add to the light and spacious feel. A generous driveway provides ample off-road parking, while the sizeable enclosed rear garden, detached garage and sheltered carport offer excellent outdoor space and storage.

A range of well-regarded secondary schools are within easy reach, while the nearby Whalley Range Cricket & Lawn Tennis Club on Kingsbrook Road offers excellent recreational facilities. The location is also highly convenient for the University of Manchester, Manchester Metropolitan University, Manchester's major hospitals and Manchester Airport, making it an ideal base for commuters, professionals and families alike.

£550,000


wonderful





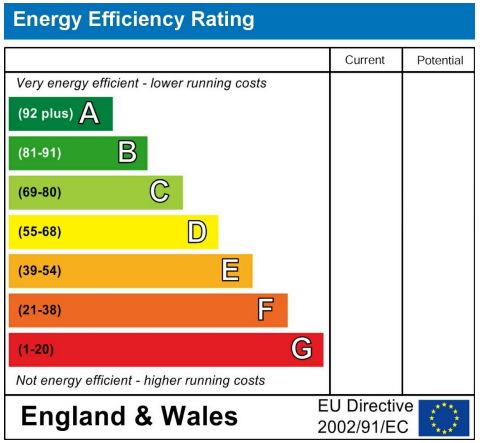








EPC Chart

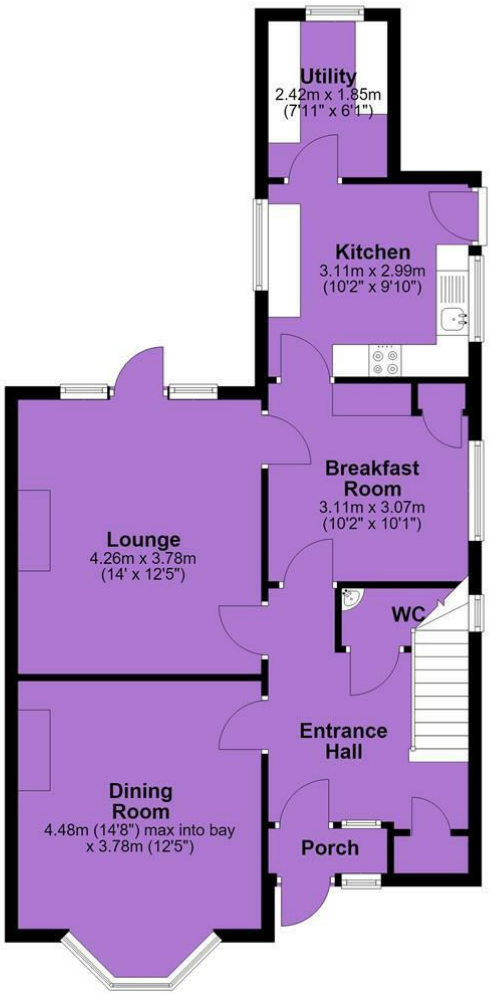




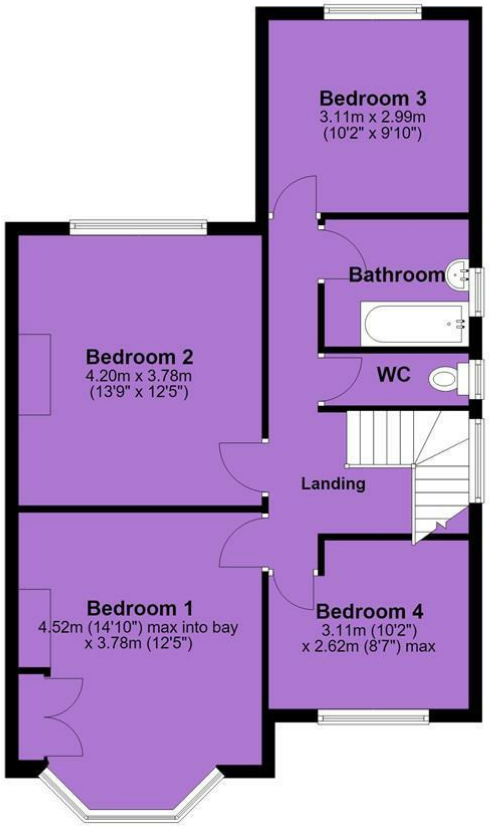


Tenure: **Freehold** Council Tax Band: **D**

Ground Floor



First Floor



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