

119 College Road, Whalley Range, Manchester, M16 0AA



**JP&Brimelow**  
ESTATE AGENTS





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\*\*\*VIDEO TOUR AVAILABLE\*\*\* Introducing this beautifully presented and extended FOUR BEDROOM, PLUS LOFT ROOM semi-detached home, on College Road in Whalley Range. This property has charm and character as well as boasting a good sized lawned garden.

Positioned on a highly regarded tree-lined road in this conservation area off Upper Chorlton Road. The property is perfectly located for transport links, giving you direct access to motorways, cycle routes, the city centre and the Metrolink station nearby on Ryebank Road in Firwood. Alexandra Park, St Bede's College and William Hulme Grammar School are all on your door step.

Access through a spacious entrance hallway with stained glass window panels in the door and surrounding. To the front aspect a spacious lounge with stunning stained-glass windows to the front and side, opening to a dining room and a separate fully fitted kitchen completes this floor, overlooking the rear enclosed garden.

Whilst to the first floor, three double bedrooms a two-piece bathroom, a separate W.C and a further bedroom. Stairs lead to the useful loft room, with an abundance of storage.

One of the standout features of this property is the SOUTH WEST facing garden. Plants, trees and hedges run the length of the garden, a large lawned area and a paved path leading to a garage and driveway, providing off-road parking.

The property benefits from gas fired central heating, feature fireplaces, picture railing and stunning stained glass feature windows.

OFFERED WITH NO VENDOR CHAIN

£650,000









## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(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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