

76 Dudley Road, Whalley Range, Manchester, M16 8DE



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VIDEO TOUR AVAILABLE Set on a leafy road within the Whalley Range Conservation Area, this impressive and attractive bay-fronted semi-detached home retains its charming period façade and boasts **FIVE DOUBLE BEDROOMS**. Arranged over four spacious floors, this substantial property offers beautifully appointed living accommodation finished to a high standard.

Alexandra Park is just a short distance away, while the popular cafés and bars of Manchester Road in Chorlton are only a five-minute drive. A range of primary schools can be found nearby on College Road, with excellent transport links along Upper Chorlton Road and Alexandra Road South providing easy access to the city centre.

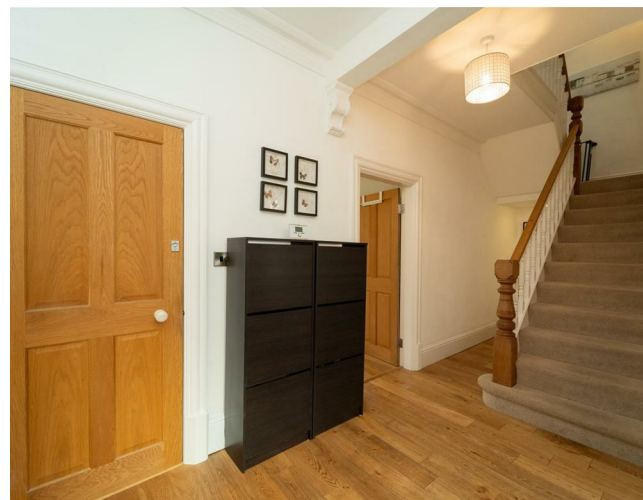
Entry is at ground level through an entrance reception hallway, with a downstairs cloak W.C. High ceilings and period features throughout. Useful chamber cellars with access out into the rear garden. There is a large lounge with a bay window to the front aspect, an open plan kitchen opening to a dining room with access out into the rear enclosed lawned garden.

Stairs leading to the first-floor landing revealing three double bedrooms, the master benefitting from a bay window and a three-piece shower room en-suite. A further four-piece luxury family bathroom complete with walk in shower and underfloor heating.

Whilst to the second floor, a landing leading to two further double bedrooms, completing this fabulous family home.


Features throughout the property include gas central heating, a generous driveway with EV charging point providing off road parking to the front aspect for multiple vehicles and a rear enclosed lawned garden which is not directly overlooked.

£795,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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: E



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