

12 Green Walk, Whalley Range, Manchester, M16 9RF



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\*\*\*VIDEO TOUR AVIALABLE\*\*\* An impressive & stylishly presented FOUR DOUBLE BEDROOM bay fronted semi-detached property located off Wood Road in Whalley Range. This property has seen extensive refurbishment throughout, with the charm and character seen in the details. Boasting a good-sized enclosed garden, this property is truly a hidden gem in the area.

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

The well planned accommodation comprises; vestibule, entrance/reception hallway with stained and leaded glazing, a beautiful lounge with a bay window to the front aspect, access to the chamber cellars, an impressive open plan fitted kitchen/breakfast/dining/family room with access out into the lawned garden. There is a useful pantry and a utility room completing the ground floor.

Whilst to the first floor, a landing leading to four double bedrooms, and a modern four-piece bathroom. The house also consists of column radiators, period features throughout, stripped and varnished floor boards, warmed by a Valliant combi boiler providing gas central heating and a driveway providing off street parking.

One of the standout features of this property is the secluded lawned garden. Plants, trees and hedges run the length of the side garden, following the boundary brick wall, adding a further sense of privacy. With a patio terrace and brick-built fire, well stocked flower beds, a lawned area and a gravel patio area.

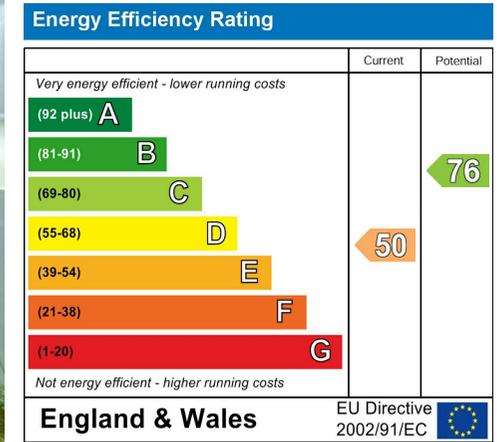
Will suit a growing family and the location is one not to miss.

£725,000





## EPC Chart



Tenure: Freehold Council Tax Band: D



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