

21 Victoria Road, Whalley Range, Manchester, M16 8GP



**JP&Brimelow**  
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\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and beautifully presented, FOUR DOUBLE BEDROOM, mid terrace, period property. Situated on a highly regarded residential tree lined road in this conservation area off Withington Road.

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 accommodation consists of; A porch, an entrance hallway complete with decorative tiles, a stunning through living/dining room. The lounge benefitting from a bay window to the front aspect and original feature fireplace. Additionally, there is a stunning fully fitted kitchen/breakfast room with views and access into the rear enclosed garden.

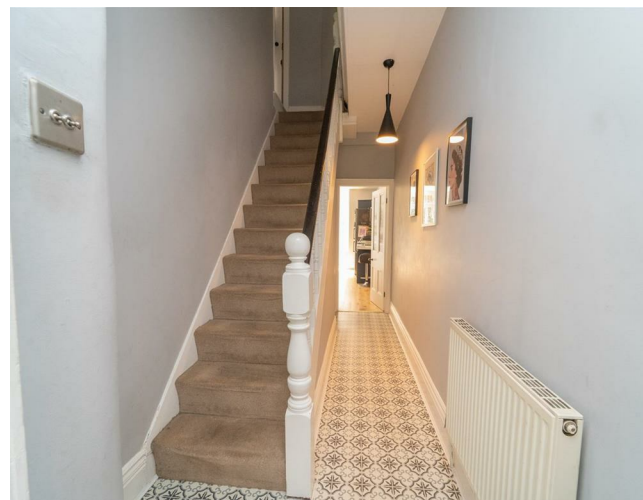
Whilst to the first floor, a landing provides access to three good sized bedrooms, the principle benefitting from stripped and varnished floor boards. A modern three-piece bathroom suite completes this floor.

Stairs lead to the second floor where there is a further fabulous double bedroom with useful eaves storage.

The property also retains several original features, such as high ceilings and decorative ceiling coving, stripped and varnished floor boards and stunning feature fireplaces. It is heated by gas-fired central heating and offers both a front and rear garden. Internal viewing is highly recommended to fully appreciate this home.

£465,000










## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: B



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