

52 Victoria Road, Whalley Range, Manchester, M16 8DP



JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £325,000


 3  1  2  D

VIDEO TOUR AVAILABLE A well-proportioned, THREE BEDROOM, bay-fronted, semi-detached property. Positioned in a leafy location, off Dudley Road here in Whalley Range. The property is close to several schools, including the Ofsted outstanding Manley Park Primary School and within walking distance of William Hulme, St Bede's and Loreto Grammar schools. The Hilary Step Bar and Kaana South Asian Canteen on Upper Chorlton Road, local shops and Alexandra Park are all within walking distance. There are nearby transport links to Manchester including the Metrolink to Media City and Greater Manchester. In brief the property consists of; a porch, an entrance hall with useful storage cupboard, a lounge to the front aspect benefitting from a bay window, a dining room with views and access out into the rear enclosed garden, and a fitted kitchen which allows access out into the rear garden. Stairs leading to the first-floor landing reveal two good sized double bedrooms, and an additional bedroom. A two-piece shower room and separate W.C complete this spacious home. The property benefits from gas fired central heating, picture rails, stripped and varnished floor boards, a rear enclosed garden, and a driveway providing off road parking.





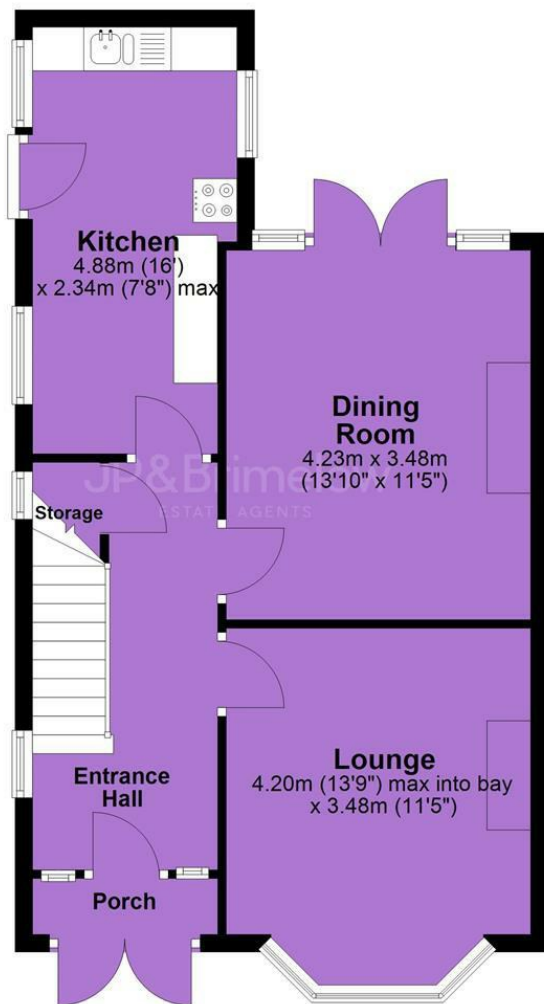
EPC Chart

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

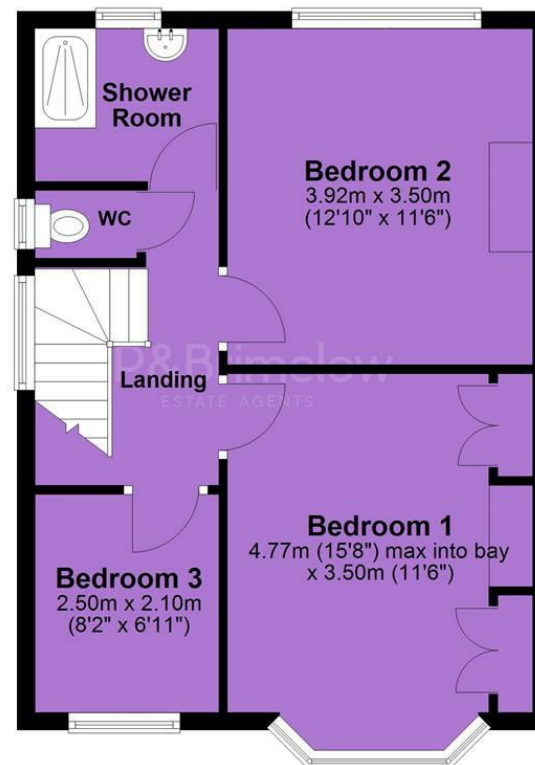


Tenure: **Freehold** Council Tax Band: **C**

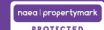
Ground Floor



First Floor



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