

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



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VIDEO TOUR AVAILBALE An attractive & beautifully presented, FIVE BEDROOM, semi-detached period property. Located in a prime location of Whalley range, off Upper Chorlton Road. With accommodation spread over four floors including the useful chamber cellars the property offers character and modern living throughout.

Within walking distance to transport links giving you direct access to motorways, cycle route, the city centre and the Metrolink station nearby on Ryebank Road in Firwood. Alexandra Park, St Bede's College & William Hulme Grammar School are all on your door step.

In summary, the accommodation features a porch, a welcoming entrance hall which allows access down into the chamber cellars, to the front aspect there is a large living room complete with bay-window, to the rear there is a spacious open plan fitted kitchen/ diner which has views and access out into the rear enclose SOUTH FACING garden. Additionally, you will find a delightful lounge area and useful utility space completing the ground floor.

To the first floor the landing reveals three double bedrooms and a further nursery/office room, and a white four-piece bathroom suite.

Stairs leading to the second floor reveal the principal bedroom which offers a modern white three-piece en-suite shower room, a dressing area and useful eaves storage space.

The property benefits from gas fired central heating, an alarm system, high ceilings throughout, ceiling coving and picture rails, useful chamber cellars, a driveway with EV charge point, and a rear enclosed garden.

£795,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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: D



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