10 Athol Road, Whalley Range, Manchester, M16 8QN

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VIDEO TOUR AVAILABLE A charming and deceptively spacious, FIVE BEDROOM, Quasi-detached property with approximately 2500 sqft of accommodation over four floors. Positioned on a highly regarded residential road, off Wilbraham Road.

Enjoy all the amenities that Whalley Range and Chorlton have to offer, with a vibrant mix of independent bars, cafés and restaurants on your doorstep, plus excellent connectivity via direct access from Athol Road to the Fallowfield Loop cycle and tram path. Convenient transport routes nearby, Princess Parkway and the motorway network provide direct links to the city centre and Manchester Airport.

This substantial bay-fronted property briefly comprises a porch, a welcoming entrance hall with a practical cloakroom and access down to the converted basement, a front-facing dining room featuring an open wood burning fireplace, a spacious lounge with a gas fire and French doors opening onto the raised deck overlooking the rear garden, a fully fitted kitchen, utility room, and a W.C completes this floor.

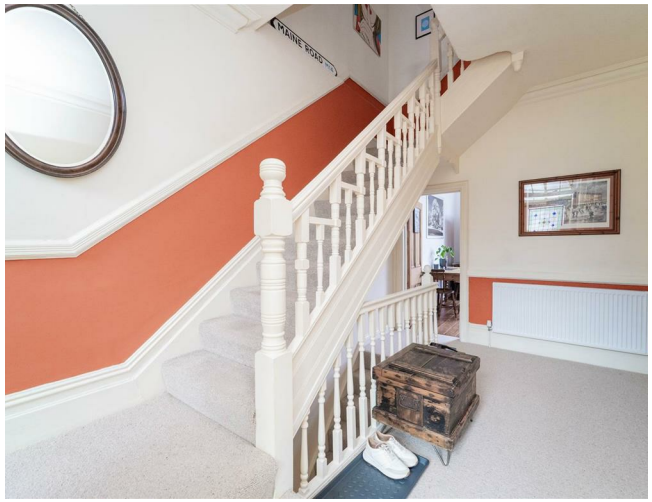
The basement level offers a multi-use space with a double bedroom and further reception room (currently used as a gym and media room) a utility, a three-piece shower room, and useful storage.

To the first floor there are two sizable double bedrooms, an additional bedroom/office, and a three-piece bathroom suite.

Stairs leading to the second-floor landing reveal two further double bedrooms, and a three-piece bathroom suite completing this stunning home.

Further features include gas-fired central heating via a combi-boiler, and an abundance of period features including high ceilings, stripped varnished floorboards, coving, picture rails and cast-iron fireplaces, a stained-glazed front door, together with a driveway providing off-road parking for multiple vehicles and a delightful enclosed walled rear garden that enjoys afternoon and evening sunshine, creating a wonderful suntrap.

£795,000



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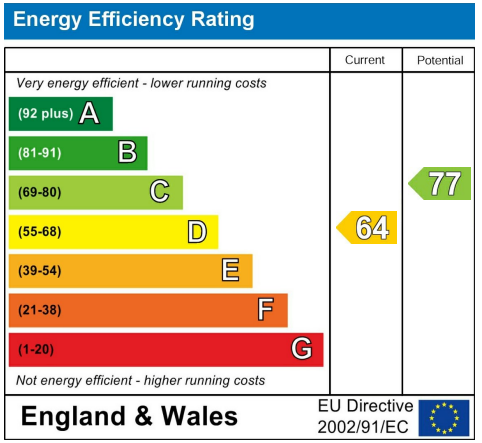

Tenure: **Freehold** Council Tax Band: **D**

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