

27 Wellington Road, Whalley Range, Manchester, M16 8EX



JP&Brimelow
ESTATE AGENTS



4 2 3

VIDEO TOUR AVAILABLEA stunning FOUR BEDROOM, bay-fronted Victorian semi-detached home, located on a highly sought-after tree-lined residential road just off Withington Road in Whalley Range.

Ideally positioned within walking distance of excellent transport links on Withington Road and Alexandra Road South, providing direct access to the city centre, as well as convenient connections to the motorway network and the Metrolink station in nearby Chorlton. Alexandra Park is just at the end of the road, with St Bede's College and William Hulme Grammar School also close at hand.

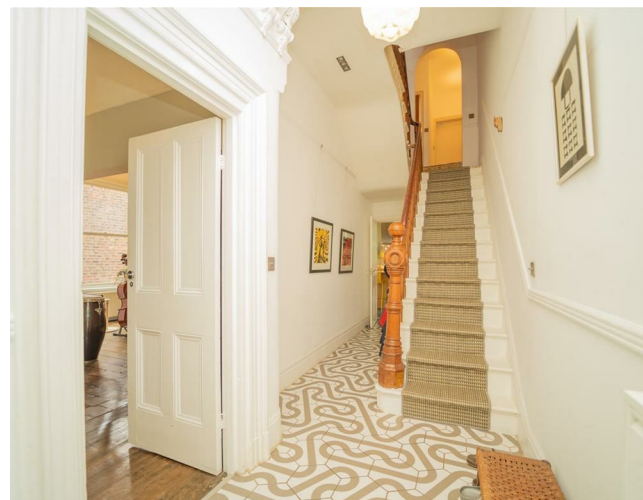
In brief, the thoughtfully designed accommodation includes: an entrance hall, a front lounge with bay window flowing into a dining room with a side bay window, and an impressive open-plan fitted kitchen/breakfast room on the ground floor, with direct access to the side leading to the enclosed lawned rear garden.

To the first floor, there are two generously sized double bedrooms, including a master with a bay window to the front, along with an additional third bedroom and a luxurious five-piece family bathroom featuring twin wash basins and a roll-top bath.

Whilst the second floor reveals a further double bedroom and a three-piece shower room to finish this fantastic family home.

There is a driveway providing ample off-road parking to the front aspect. The property showcases a wealth of original features, including high ceilings and decorative coving, and is warmed by gas-fired central heating. In addition, there is a useful cellar offering four separate storage chambers. This family home is one not to be missed and early viewing is highly recommended due to the size available.

£795,000





EPC Chart

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



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

