

45 Victoria Road, Whalley Range, Manchester, M16 8DQ



**JP&Brimelow**  
ESTATE AGENTS



3 1 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A charming THREE BEDROOM bay-fronted, semi-detached period property. Situated in a residential area, off Dudley Road in Whalley Range.

The property is well-positioned in the desirable Whalley Range area of Manchester, with a number of highly regarded schools close by, including Manley Park Primary School and William Hulme's Grammar School, as well as St Bede's College, all within easy walking distance. Local amenities are readily accessible, with a variety of independent shops, cafés, and eateries nearby, along Upper Chorlton Road. Transport connections are excellent, with several Metrolink stations within easy reach, including Firswood and Chorlton providing easy access into Manchester city centre, MediaCityUK, and beyond.

The thoughtfully-planned accommodation consists of an entrance hall, a delightful lounge to the front with a bay window, a dining room with views and access out into the rear enclosed garden, two useful storage cupboards, and a fitted kitchen which also allows access out into the rear.

Stairs leading to the first-floor landing reveal three good sized bedrooms, a two-piece bathroom and separate W.C.

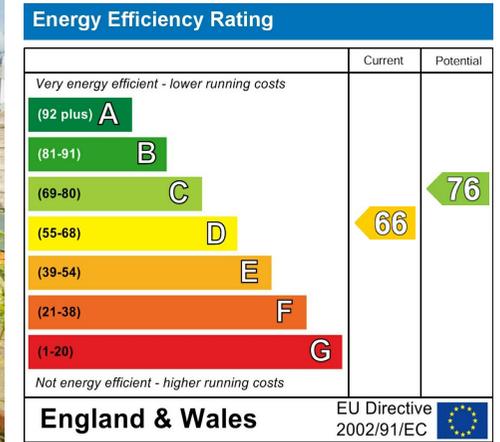
The property further benefits from gas fired central heating, picture railings, stained glass windows, a rear enclosed garden, and a driveway providing off road parking. Internal inspection essential to appreciate this home.

£470,000



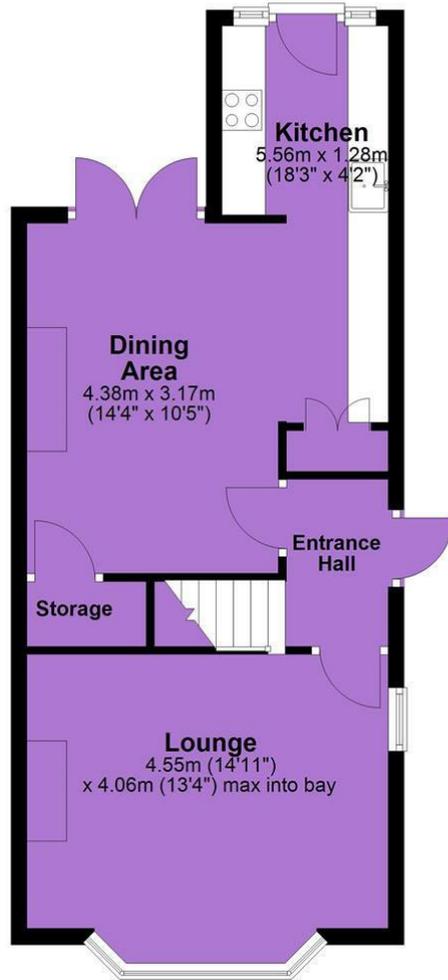


## EPC Chart

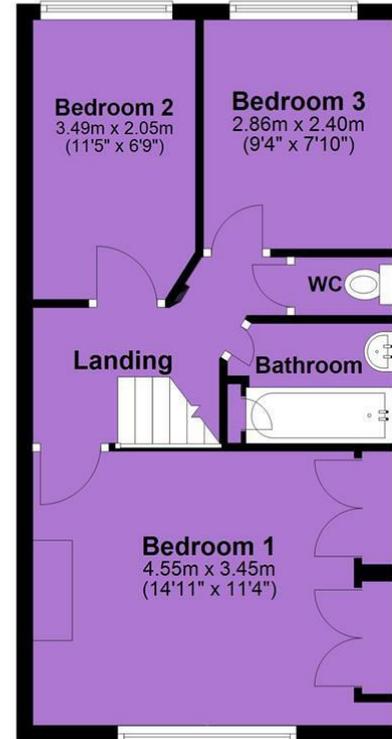


Tenure: Freehold Council Tax Band: B

### Ground Floor



### First Floor



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.

jpandbrimelowstateagents

@jpandbrimelow

