

5 Blair Road, Whalley Range, Manchester, M16 8NS



**JP&Brimelow**  
ESTATE AGENTS



5 4 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A beautifully presented & spacious, box bay fronted FIVE BEDROOM mid-terrace property. The property is spread across four floors and is filled with charm and character throughout. Situated in a leafy location off Wilbraham Road in Whalley Range.

Positioned in a fantastic location for travelling into Manchester city centre via either the bus route on Alexandra Road South or the Metrolink station on Wilbraham Road in Chorlton. It is also in a fabulous location for access to both Manchester international airport and the local motorway network.

In brief the accommodation consist; A porch, an entrance hall which provides access to the useful chamber cellars/ utility room. A large lounge to front aspect with box bay window and an original feature fireplace, a fully fitted kitchen with an exposed brick feature wall, an impressive open plan dining/ lounge area with bi-fold doors leading out into the rear enclosed garden. A downstairs W.C and storage room complete the ground floor.

To the first floor a landing reveals three double bedrooms the master benefitting from a walk-in wardrobe and ensuite shower room. A white four-piece bathroom complete with dual sinks can also be found on the first floor.

Whilst to the second floor an additional two good sized bedrooms can be found, one benefitting from a balcony and the other having useful eaves storage, the second floor is complete with a white three-piece shower room.

The property is full of character with high ceilings, picture rails and original features. The downstairs is complete with herringbone flooring. Additional features include gas-fired central heating, chamber cellars with garden access, a driveway for off-road parking, and a good-sized enclosed rear garden.


OFFERED WITH NO VENDOR CHAIN

£650,000





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		63	
(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



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