

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



**JP&Brimelow**  
ESTATE AGENTS



\*\*\*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 en-suite 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

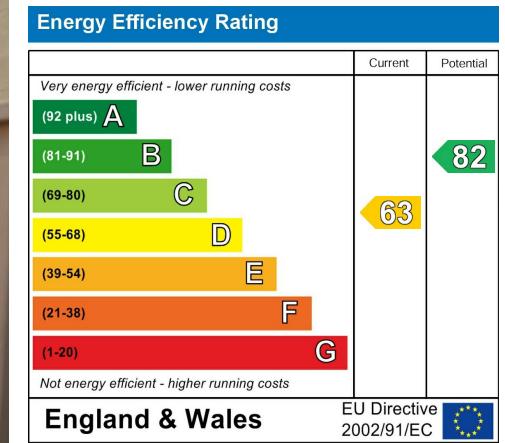
£650,000







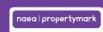
EPC Chart



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](mailto:sales@jpbrimelow.co.uk) [www.jpandbrimelow.co.uk](http://www.jpandbrimelow.co.uk)



**JP & Brimelow**  
 ESTATE AGENTS

@jpandbrimelowestateagents  
 @jpandbrimelow

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.

