

115 College Road, Whalley Range, Manchester, M16 0AB



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****VIDEO TOUR AVAILABLE**** An attractive, FOUR DOUBLE BEDROOMED, bay fronted, semi-detached property. Positioned on a residential tree lined road. The property is situated in a highly regarded conservation area here in Whalley Range, off Upper Chorlton Road.

Within walking distance to transport links giving you direct access to motorways, cycle route, the city centre and the Metrolink station nearby on Ryebank Road in Firswood. Alexandra Park, St Bede's College & William Hulme Grammar School are all on your door step.

In brief, the well-planned accommodation comprises; a porch, an entrance hallway, a downstairs W.C, a dining room with a bay window to the front aspect, a lounge to the rear aspect with access out into the enclosed lawned garden and a fitted kitchen/breakfast room to the ground floor.

To the first floor there is a landing leading to four well portioned bedrooms, bedroom two benefits from a three-piece ensuite shower room and a there is a three-piece family bathroom to finish this fantastic family home off.

The property retains a host of original features such as high ceilings, coving, stained glass windows, warmed by gas fired central heating, a useful chamber cellar providing ample storage/a workshop area with access out into the rear enclosed lawned garden. A driveway providing off road parking to the front aspect with access to a garage.


One not to be missed and viewing is highly recommended due to the location and space available.

£675,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		40
(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: C



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