

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



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VIDEO TOUR AVAILABLE A charming and beautifully presented THREE BEDROOM bay-fronted, semi-detached period property. Situated in a sought after residential area, off College Road in Whalley Range.

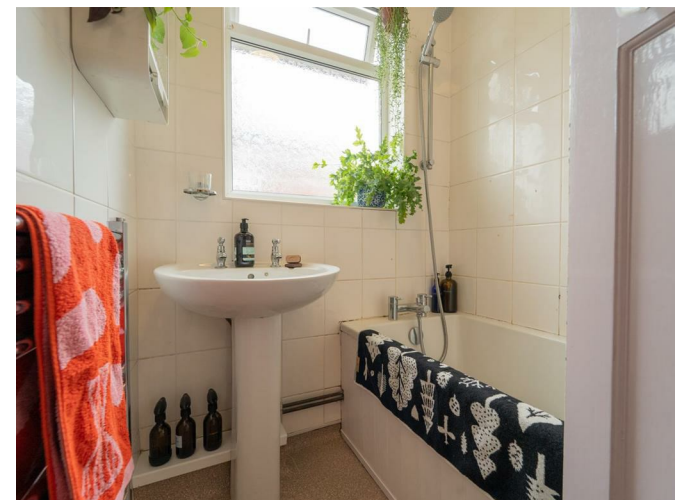
The property is well-positioned in the desirable Whalley Range area of Manchester, with a number of highly regarded schools close by, including Manley Park Primary School and William Hulme's Grammar School, as well as St Bede's College, all within easy walking distance. Local amenities are readily accessible, 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 bright and spacious lounge to the front with a bay window, a dining room with views and access out into the large rear enclosed garden, two useful storage cupboards, and a fitted kitchen which also allows access out into the rear garden.

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

The property further benefits from gas central heating, picture railings, stained glass windows, exposed wooden floorboards, west facing enclosed garden, and a gated driveway providing off road parking. Internal inspection essential to appreciate this impressive home.

£470,000





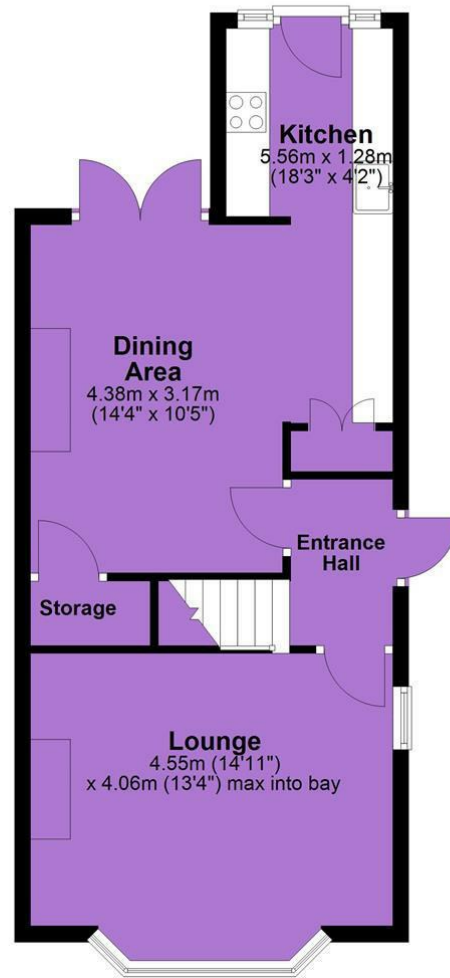
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

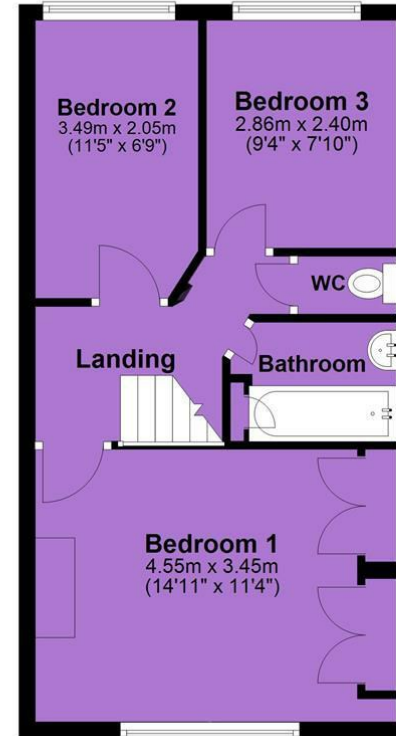


Tenure: Freehold Council Tax Band: B

Ground Floor



First Floor



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