

27 Wellington Road, Whalley Range, Manchester, M16 8EX



**JP&Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\*A stunning FOUR BEDROOM, bay-fronted Victorian semi-detached home, located on a highly sought-after tree-lined residential road just off Withington Road in Whalley Range.

Ideally positioned within walking distance of excellent transport links on Withington Road and Alexandra Road South, providing direct access to the city centre, as well as convenient connections to the motorway network and the Metrolink station in nearby Chorlton. Alexandra Park is just at the end of the road, with St Bede's College and William Hulme Grammar School also close at hand.

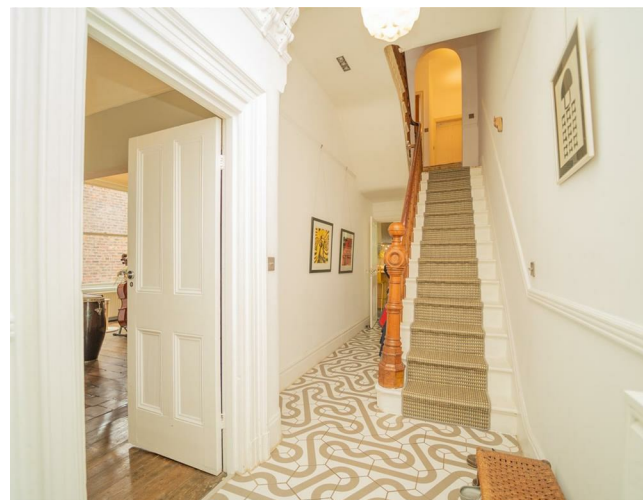
In brief, the thoughtfully designed accommodation includes: an entrance hall, a front lounge with bay window flowing into a dining room with a side bay window, and an impressive open-plan fitted kitchen/breakfast room on the ground floor, with direct access to the side leading to the enclosed lawned rear garden.

To the first floor, there are two generously sized double bedrooms, including a master with a bay window to the front, along with an additional third bedroom and a luxurious five-piece family bathroom featuring twin wash basins and a roll-top bath.

Whilst the second floor reveals a further double bedroom and a three-piece shower room to finish this fantastic family home.

There is a driveway providing ample off-road parking to the front aspect. The property showcases a wealth of original features, including high ceilings and decorative coving, and is warmed by gas-fired central heating. In addition, there is a useful cellar offering four separate storage chambers. This family home is one not to be missed and early viewing is highly recommended due to the size available.

£725,000





## EPC Chart

| Energy Efficiency Rating                    |   | Current                    | Potential                                                                           |
|---------------------------------------------|---|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |   |                            |                                                                                     |
| (92 plus)                                   | A | 78                         | 81                                                                                  |
| (81-91)                                     | B |                            |                                                                                     |
| (69-80)                                     | C |                            |                                                                                     |
| (55-68)                                     | D |                            |                                                                                     |
| (39-54)                                     | E |                            |                                                                                     |
| (21-38)                                     | F |                            |                                                                                     |
| (1-20)                                      | G |                            |                                                                                     |
| Not energy efficient - higher running costs |   |                            |                                                                                     |
| England & Wales                             |   | EU Directive<br>2002/91/EC |  |



Tenure: Freehold Council Tax Band: D



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