

6 Springbridge Road, Whalley Range, Manchester, M16 8PL



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* Located in a highly desirable part of Whalley Range is this truly stunning and immaculately presented double bay fronted home. Set over four floors and internally updated by the current owners, creating space and modern living throughout. A fantastic example of a Victorian SIX DOUBLE BEDROOM semi detached home found on the quiet Spring Bridge Road.

The period facade remains, while the basement has been completely transformed offering a further Double bedroom and the current owners using the three remaining rooms as a cinema room, workshop, useful storage and W.C.

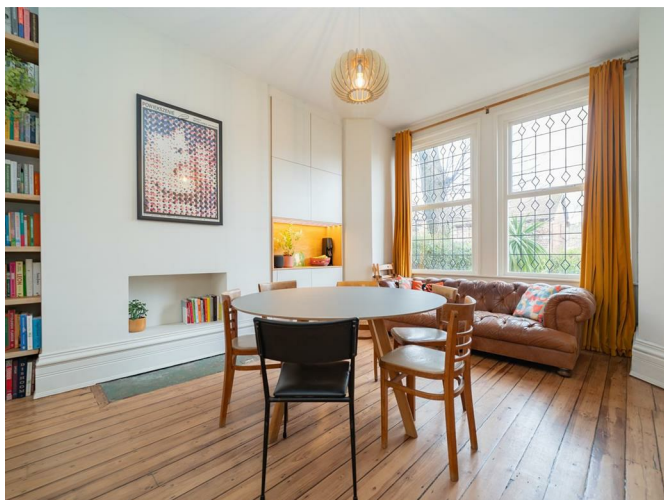
Entry is at ground level, an impressive entrance hallway with varnished floor boards, access through to the lounge area with bay window featuring original lead glass windows, cast iron fireplace and high ceilings to the front aspect. There is a truly beautiful fitted kitchen with French doors leading out onto a raised deck and enclosed garden. Separate utility, W.C and understairs storage complete this floor.

Stairs leading up to the first floor reveal 3 spacious double bedrooms, one benefitting from an en-suite shower room and a separate stunning four-piece bathroom.

To the second floor there is a landing leading to a further two double bedrooms, a large bathroom with a free-standing roll top bath and twin sinks.

This property retains a host of original features such as high ceilings, coving, period fireplaces and is warmed by gas fired central heating. The property benefits from useful chamber cellars, front and rear enclosed gardens, a driveway and two car garages.

£895,000





## EPC Chart

| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>81</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            | <b>64</b> |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC  |



Tenure: Freehold Council Tax Band: D



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