

22 Victoria Road, Whalley Range, Manchester, M16 8DP



JP&Brimelow
ESTATE AGENTS



4 1 2 C

VIDEO TOUR AVAILABLE A stunning FOUR-BEDROOM Victorian semi-detached home, ideally positioned just off College Road in the highly sought-after area of Whalley Range. This beautiful bay-fronted period property combines timeless Victorian character with stylish modern living and is set on a prestigious, tree-lined residential road within the Whalley Range Conservation Area, just off Upper Chorlton Road.

The property benefits from excellent transport links, providing easy access to the motorway network, cycle routes and Manchester city centre, with the nearby Metrolink station at Ryebank Road in Firswood offering convenient connections across the city. The location is particularly well placed for local amenities and green spaces, with Alexandra Park, St Bede's College and William Hulme's Grammar School and several other schools all close by.

The accommodation comprises a welcoming entrance hallway with an understairs W.C., leading to a beautiful living room, featuring a bay window with attractive stained glazing to the front aspect. An impressive open-plan kitchen and dining room leads to a practical downstairs utility room and the enclosed rear garden. The rear garden also provides access to the useful storage cellars.

To the first floor, a landing provides access to the principal bedroom, with a large window flooding the room with natural light and an original cast-iron fireplace. There are three additional bedrooms and a four-piece bathroom with both a walk-in shower and a freestanding bath.

This home retains several original features, including high ceilings and decorative ceiling coving, elegant fireplaces and stained-glass windows. The property is heated by gas-fired central heating and underfloor heating to the ground floor. Offering both an enclosed rear garden and a front garden with a useful driveway providing invaluable off-road parking. An internal viewing is highly recommended to fully appreciate this home.

£575,000





EPC Chart

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



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

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.

jpandbrimelowestateagents

@jpandbrimelow

