

23 College Drive, Whalley Range, Manchester, M16 0AD



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# Offers In The Region Of £425,000

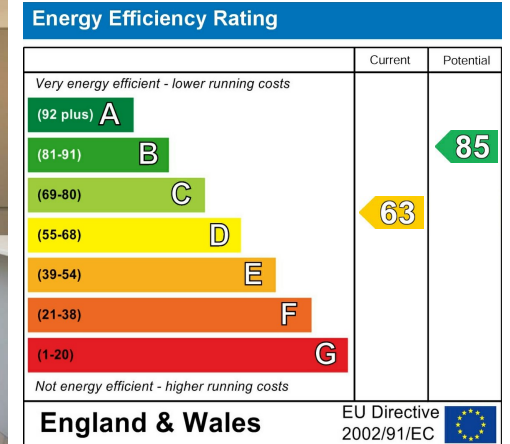
**\*\*VIDEO TOUR AVAILABLE\*\*** An attractive & beautifully presented, THREE BEDROOMED, bay fronted, period, semi-detached property situated in a highly popular residential location in Whalley Range off College Road. Within walking distance to fantastic transport links, giving you direct access into the City Centre. links to motorways and the Metrolink station nearby in Firswood, Alexandra Park, St Bede's College & William Hulme Grammar School are all on your door step as is Manley Park Primary School. The well-planned accommodation comprises; Entrance vestibule, entrance hallway, a lounge with bay window to the front aspect and an impressive open plan dining room/fitted kitchen freshly fitted with granite worktops, leading out into the rear enclosed garden. To the first floor there is a landing with three well-proportioned bedrooms and a four-piece newly fitted white family bathroom. The property benefits from period features throughout, partial double glazing, warmed by gas fired central heating, a front garden with an attractive enclosed landscaped rear lawned garden. Early viewing is recommended to fully appreciate this lovely home.





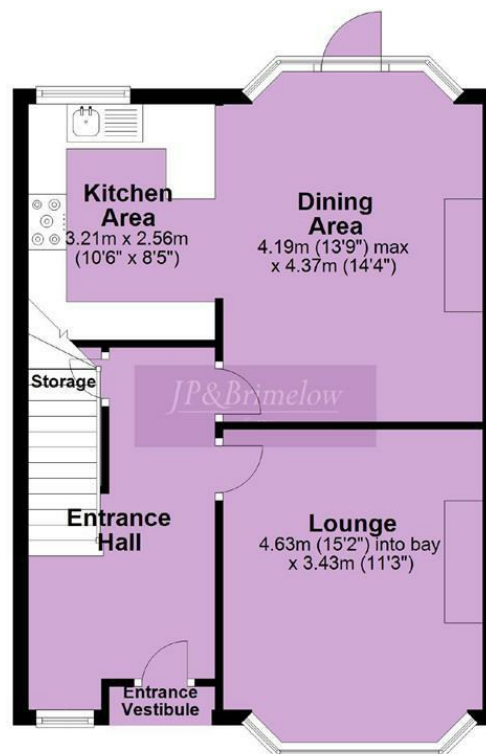


## EPC Chart

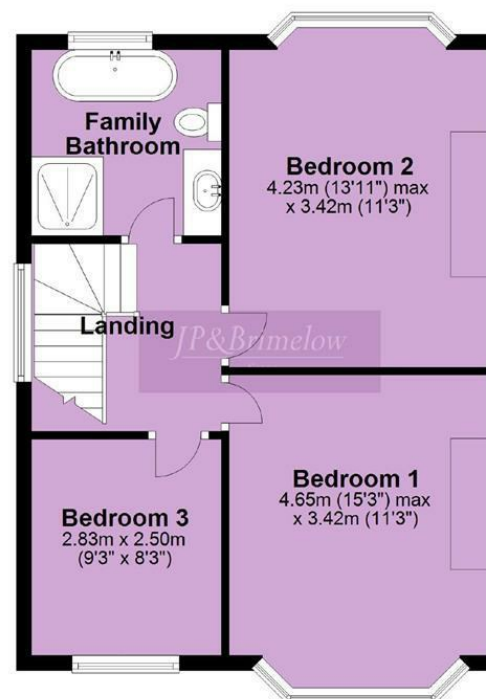


Tenure: Freehold Council Tax Band: B

## Ground Floor



## First Floor



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