

32 Wood Road, Whalley Range, Manchester, M16 9RD



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*****VIDEO TOUR AVAILABLE***** An immaculately presented & deceptively spacious, **FIVE DOUBLE BEDROOM**, bay fronted semi-detached residence spread over five floors, including useful chamber cellars. Blending period charm with modern living, offering an impressive five floors of accommodation.

This beautiful family home is situated in a highly regarded tree lined conservation area, positioned off Upper Chorlton Road in Whalley Range.

Ideally located just off Upper Chorlton Road, this home benefits from excellent transport links, providing easy access to Manchester city centre, major motorways, and the nearby Metrolink. Highly regarded schools, including St Bede's College and William Hulme Grammar School, as well as the vibrant Alexandra Park, are all within walking distance.

In brief, the accommodation comprises; an entrance vestibule, an entrance hall, a lounge with bay window to the front aspect, a downstairs W.C, access to cellars, a fitted modern kitchen/dining room with Quartz worktops, a family room with access into an extension providing access out into the rear enclosed lawned garden.

To the first floor there are three double bedrooms, the master bedroom benefits from an ensuite shower room and an impressive white four-piece family bathroom.

Whilst the second floor reveals a landing leading to two further double bedrooms, a four-piece family bathroom, a utility room and access into useful storage space.

The third floor reveals a landing leading to a useful and spacious study/office.

This exceptional home retains a wealth of period character, including fireplaces, decorative coving and picture rails, while also benefiting from modern upgrades such as an alarm system. The gravel driveway provides off-road parking and a side access pathway leads to the beautifully designed rear garden, complete with raised flower beds and a decked patio terrace- perfect for relaxing or entertaining.

£850,000





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	55	
(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: D



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