

5 Rufford Road, Whalley Range, Manchester, M16 8AE



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive and immaculately presented, **FOUR DOUBLE BEDROOM**, period, bay fronted semi-detached residence. Situated on a highly regarded tree lined residential road, off Whalley Road in Whalley Range.

Within walking distance to fantastic transport links, giving you direct access into the city centre, with links to motorways and trams nearby, Alexandra Park, St Bede's College & William Hulme Grammar School are all on your door step.

With accommodation spread over three floors including the useful chamber cellars the property consist of; an entrance vestibule, an inviting entrance hall with a W.C and access down in the cellar, there is a good sized lounge to the front aspect complete with bay window and log burner, an impressive open plan lounge/ kitchen/ diner. The stunning and modern fully fitted kitchen is complete with high end appliances a central breakfast island and has views and access out into the rear enclosed garden.

Stairs leading to the first floor reveal four well-proportioned bedrooms, the principle benefitting from stripped and varnished floor boards and a bay window, a stylish three-piece bathroom suite completes this lovely home.

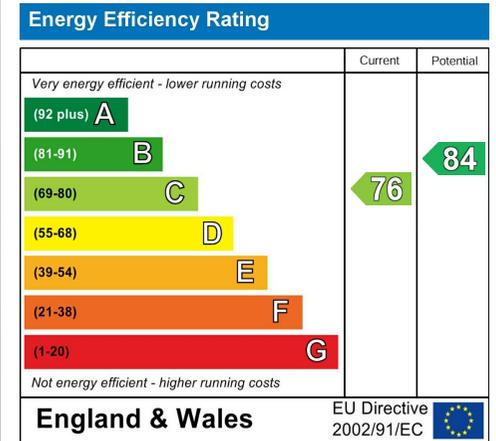
The property benefits from gas fired central heating, an alarm system, high ceilings throughout, ceiling coving and picture railings, partial stripped and varnished floor boards, and front and rear enclosed gardens.

£625,000





## EPC Chart



Tenure: Freehold Council Tax Band: B



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