



WELLINGTON ROAD
WHALLEY RANGE

£950,000

 7 BEDROOMS

 2 BATHROOMS

 4 RECEPTIONS

 BAND E



VITALSPACE
INDEPENDENT ESTATE AGENTS

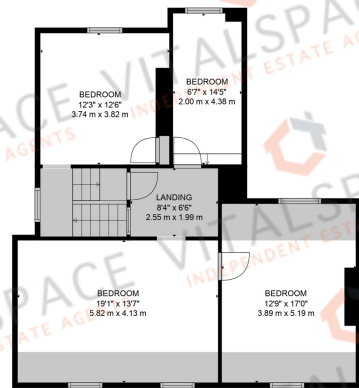
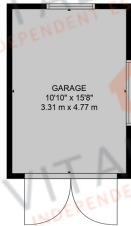


Wellington Road, Whalley Range, M16 8EX

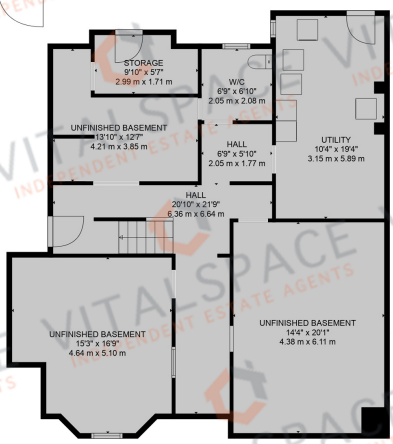
VITALSPACE ESTATE AGENTS are pleased to offer for sale this rare opportunity to acquire a substantial VICTORIAN DETACHED PROPERTY measuring circa 4000 Sqft with truly magnificent accommodation arranged over four extensive floor. Situated on a quiet tree lined road in a leafy residential area of Whalley Range, this property is just a stone's throw from the popular Alexandra Park and offers versatile living accommodation, whilst retaining original architectural and historic heritage. Currently configured to provide seven large bedrooms, four reception rooms, two large dining kitchen's, two bathrooms and a host of cellar chambers. Externally, this property benefits from a gated driveway providing off road parking for multiple vehicles alongside a large Victorian walled south facing garden which is mainly laid to lawned with a selection of mature plants, trees and bushes. This marvellous property would be perfect for a large family or for a buy to let investor looking to convert to multiple apartment. Positioned within walking distance of the boutique Chorlton village that provides a lively/vibrant atmosphere and includes an array of independent street cafes, bars and restaurants. There are a variety of local shops catering for day to day



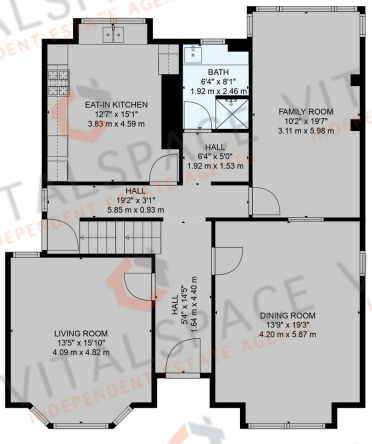




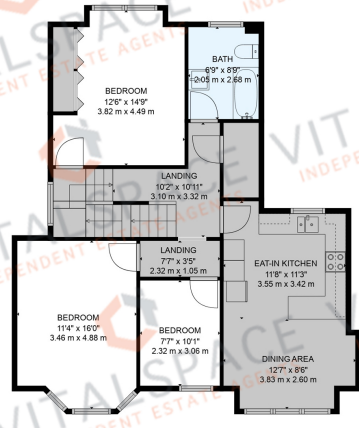
FLOOR 4



FLOOR 1



FLOOR 2



FLOOR 3

Features

- Seven large bedrooms
- Detached Victorian home
- Circa 4000 sqft
- Arranged over four floors
- Gated off road parking
- Close to Alexandra Park
- Four reception rooms
- Two kitchen / dining rooms
- South facing walled garden
- Excellent family home

Frequently Asked Questions

How long have you owned the property for? Since 1980

When was the roof last replaced? Reslated in 1980

How old is the boiler and when was it last inspected? Gas central heating - serviced annually 2022

When was the property last rewired? All in 1980s then first floor kitchen, bathroom and boiler room in 2015

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Downsizing

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and



VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Tel: 0161 747 7807
Email: urmston@vitalspace.co.uk
Web: www.vitalspace.co.uk
 22 Flixton Road, Urmston,
 Manchester, M41 5AA