





# Waltham Road, Manchester

£650,000 Freehold

Four-bedroom semi-detached house

## Description

This charming four-bedroom semi-detached house offers a rear garden and a driveway with off-road parking for multiple vehicles. This exceptional home is perfect for family living, providing spacious and adaptable accommodation while being ideally positioned for easy access to local amenities, schools, parks, and transport links. Located on a peaceful residential street in the desirable South Manchester suburb of Whalley Range.

The accommodation briefly includes a covered porch, a spacious entrance hallway with a downstairs WC, a lounge with large bay windows, an open-plan dining and living area leading to the kitchen, and a patio door opening out to the rear garden. On the first floor, there are four generously sized bedrooms, three of which feature full-height fitted wardrobes, and a shower room with a three-piece suite. The second floor offers a versatile loft space, ideal for use as a home office, playroom, or entertainment area, with additional eaves storage.

To the front of the property, a walled driveway extends to the side, providing access to the garage. The rear garden is a private, enclosed space, with a lawn and spacious patio area offering the perfect blend of nature and comfort.

This extraordinary house offers great potential for those looking to update and modernise and presents a fantastic opportunity to create



a contemporary living space tailored to your tastes.

Council Tax Band: D (Manchester City Council)

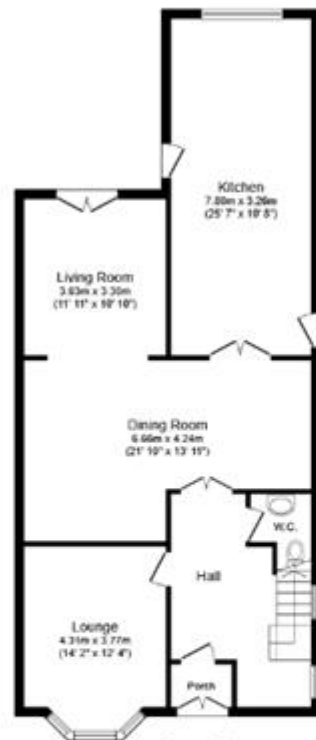
Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden, Rear Garden

**Tenure**

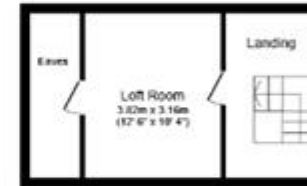
Freehold



**Ground Floor**  
Floor area 92.8 m<sup>2</sup> (999 sq.ft.)



**First Floor**  
Floor area 66.5 m<sup>2</sup> (716 sq.ft.)



**Second Floor**  
Floor area 21.0 m<sup>2</sup> (226 sq.ft.)

**TOTAL: 180.3 m<sup>2</sup> (1,941 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Viewing by appointment only  
NPP Residential - Head Office  
22 Lloyd Street, Manchester M2 5WA  
Tel: 0161 639 0050 Email: [info@nppresidential.co.uk](mailto:info@nppresidential.co.uk) Website: <https://nppresidential.co.uk/>