

College Road, Whalley Range, Manchester

Asking Price: £750,000

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Nestled on one of Whalley Range's most desirable residential roads, 109 College Road is an exceptional four-bedroom semi-detached family home offering generous living accommodation, outstanding outdoor space, and superb curb appeal.

Set back from the road behind a large private driveway, the property provides ample off-road parking for multiple vehicles, making it ideal for growing families and those who enjoy entertaining guests.

Upon entering, you are welcomed by a bright and spacious hallway which leads to a range of beautifully proportioned reception rooms. The home offers versatile living space throughout, combining character and comfort to create an inviting atmosphere for modern family life. Large windows allow natural light to flood the accommodation, enhancing the sense of space and warmth throughout.

The property boasts four well-sized bedrooms, providing comfortable accommodation for the whole family. Each room offers flexibility for use as children's bedrooms, guest rooms, a home office, or additional living space depending on individual requirements.

One of the standout features of this wonderful home is its stunning private garden. Beautifully maintained and offering a high degree of privacy, the garden creates a peaceful outdoor retreat perfect for relaxation and entertaining.

The generous plot provides an abundance of space for children to play, summer gatherings with family and friends, and outdoor dining during the warmer months. Mature planting, attractive landscaping, and lush lawns combine to create a truly gorgeous setting that can be enjoyed throughout the year.

Situated in the heart of Whalley Range, the property benefits from excellent access to local amenities, reputable schools, parks, transport links, and Manchester City Centre, making it an ideal location for both families and professionals alike.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

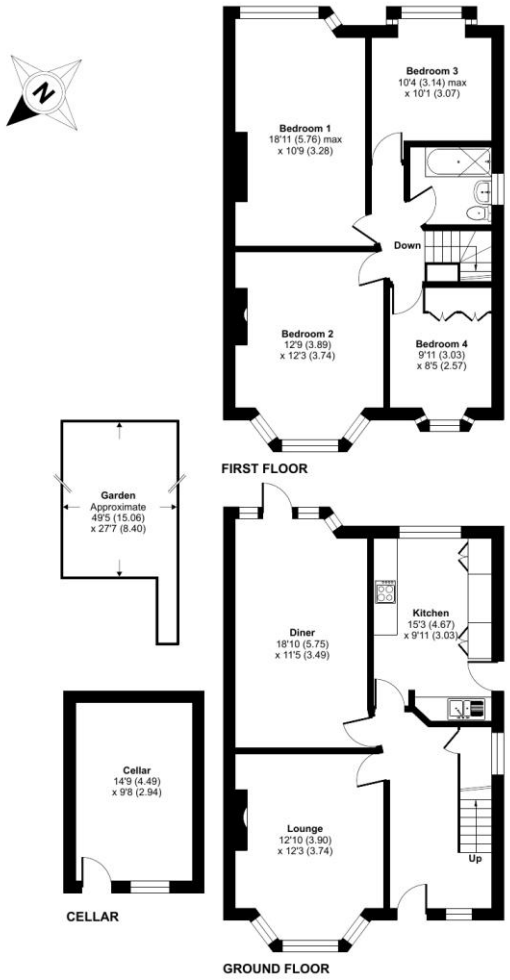




College Road, Manchester, M16

Approximate Area = 1512 sq ft / 140.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1496583







Council Tax Band: **TBC**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 0161 861 8321
E: chorlton@bridgfords.co.uk
561a Barlow Moor Road, Chorlton, Manchester, M21 8AN

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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Code: CHT_CHT260427_R6PL_8