



*jordan fishwick*

11 Wellington Road, M16 8EX  
Guide Price £450,000



## Wellington Road Whalley Range M16 8EX

Guide Price £450,000



### The Property

\*\*\*NO CHAIN\*\*\* A beautifully presented modern end townhouse, providing spacious, light and versatile accommodation over three floors, ideal for a couple or family. Located within a popular locality of Whalley Range, on a tree-lined road, the accommodation comprises briefly: entrance hall, cloakroom/wc, lounge with bi-fold doors opening onto the decking and rear garden, there is a kitchen, comprehensively fully fitted with integrated appliances including fridge/freezer, washing machine and dish washer. To the first floor there is the main bedroom with an en suite shower room and a large second bedroom. To the second floor there are two additional double bedrooms and a family bathroom. An additional feature to note is the drop down loft ladder opening to the fully boarded loft providing comprehensive storage facilities. There is a garden area to the front of the property and a block paved driveway providing off road car parking. There is a superb south facing landscaped garden to the rear with timber decking, plants and shrubs and an Indian slate patio. Well placed for local amenities, the city centre, schools, Chorlton village and the Metro. A stunning home. Viewing is most highly recommended.

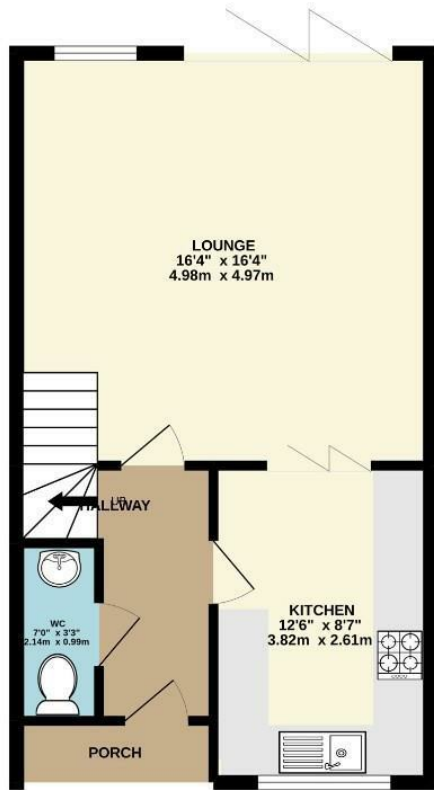
- Located within a highly regarded development
- Spacious family accommodation over three floors
- Fully fitted kitchen with integrated appliances
- FOUR double bedrooms & TWO bathrooms with a downstairs cloakroom
- Gas central heating & double glazing installed
- Fully boarded loft with excellent storage
- SOUTH FACING landscaped rear garden
- Stunning home for a couple or family
- Driveway providing off road car parking
- Residue of NHBC Warranty



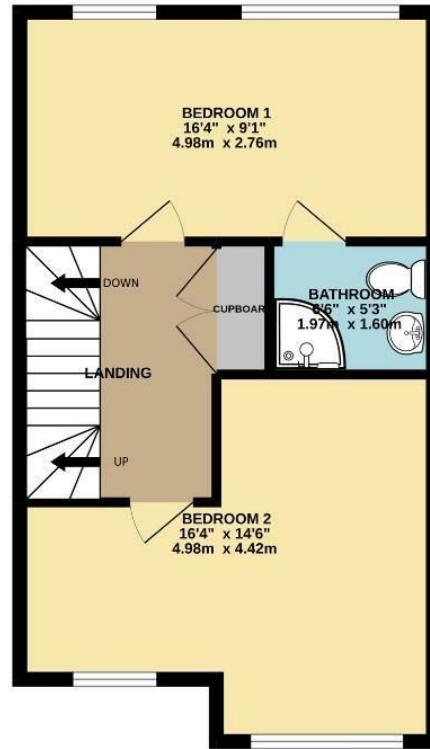
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



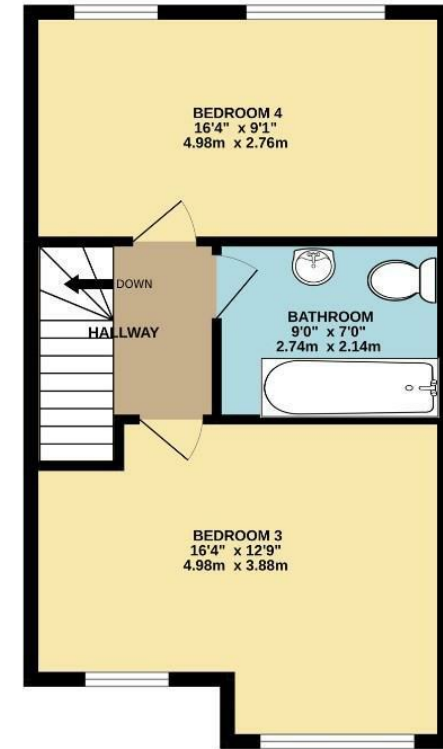
GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1374 sq.ft. (127.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2022



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington