



*Jordan fishwick*

15 Montcliffe Crescent, M16 8GR  
Guide Price £399,950





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**Guide Price £399,950**



### The Property

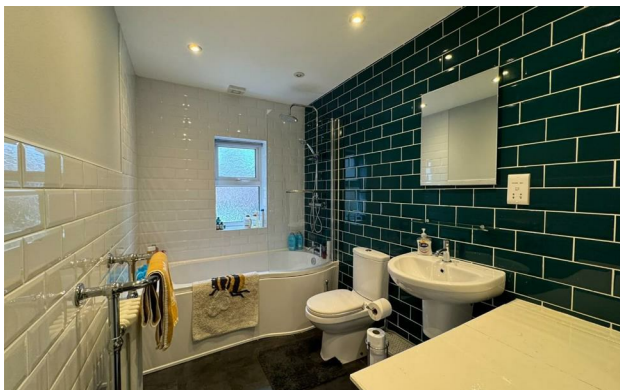
A beautifully presented and EXTENDED FOUR BEDROOM SEMI DETACHED PROPERTY located on a quiet residential road in the leafy suburb of Whalley Range. Offered for sale in MOVE-IN READY CONDITION having been tastefully updated by the current owners, this splendid property will prove an ideal family home and boasts both a DRIVEWAY as well as a spacious WEST FACING REAR GARDEN. The property further benefits from being within walking distance to multiple local schools, Alexandra Park and all local amenities. The accommodation briefly comprises: enclosed porch, spacious lounge, family room, 22FT OPEN PLAN DINING KITCHEN with modern shaker style units and integrated appliances, shower room. To the first floor there are four well proportioned bedrooms and main bathroom, fitted with a modern three piece suite and feature subway tiling. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a lawned garden and driveway providing off road parking. To the rear, an excellent fenced and enclosed West facing garden has been mainly laid to lawn with a large stone flagged patio. An internal viewing is most highly recommended. Council Tax Band C. EPC C.



- Beautifully presented extended semi detached property
- Four well proportioned bedrooms and two bathrooms
- Three reception rooms
- West facing rear garden
- Driveway providing off road parking
- 22ft open plan dining kitchen
- Walking distance to multiple schools and Alexandra Park
- Move-in ready
- Ideal family home
- Double glazing and gas central heating throughout

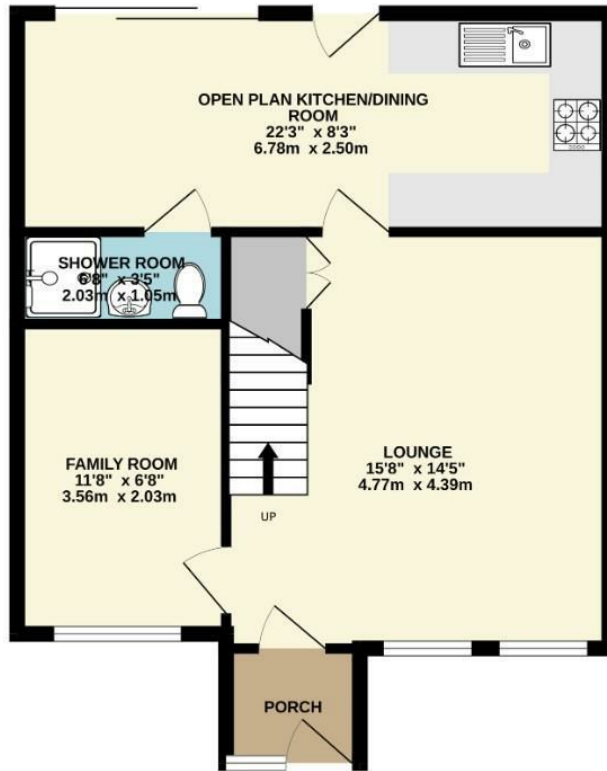


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

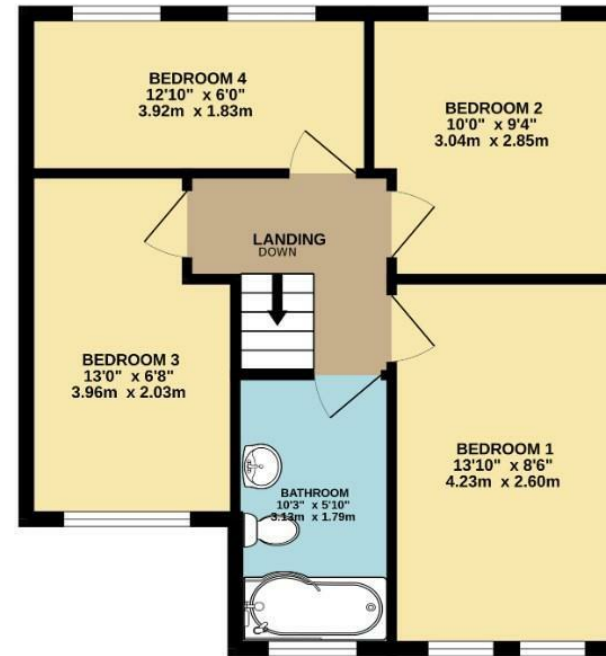




GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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