



Jordan fishwick

100 Whalley Road, Whalley Range, M16

Guide Price £575,000



The Property

A beautifully presented DOUBLE FRONTED FOUR DOUBLE BEDROOM SEMI DETACHED PROPERTY offering OVER 2300SQFT FAMILY ACCOMMODATION over two floors and cellars. This splendid property provides TWO RECEPTION ROOMS plus a TWENTY SEVEN FOOT DINING KITCHEN and benefits from both OFF ROAD PARKING for multiple vehicles and spacious LAWNED REAR GARDEN. Many ORIGINAL FEATURES have been retained throughout, including the wooden flooring and doors, and this delightful property is situated only a stone's throw from all local amenities and transport links. The spacious accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, sitting room, twenty seven foot open plan dining kitchen. The cellars provide useful storage space and scope to be converted to yet further living accommodation. To the first floor there are four excellently proportioned double bedrooms, three benefitting from large bay windows, and main bathroom with a three piece suite whilst to the second floor, a loft room providing additional versatile accommodation. Double glazing/encapsulated original single glazing is installed throughout and the property is heated by gas central heating. To the front of the property, a large driveway with decorating gravel and carport provides off road parking for multiple vehicles whilst to the rear, a delightful garden, mainly laid to lawn with patio area, mature trees and shrubbery. NO CHAIN


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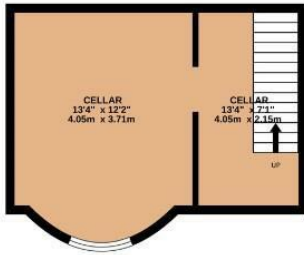
- Most attractive semi-detached property
- TWO reception rooms & fitted 27 ft dining kitchen
- Cloakroom/WC/Utility
- FOUR excellent bedrooms
- Spacious bathroom
- Large loft room
- Retaining many original features
- Private & well stocked rear garden with patio
- Driveway & car port
- Fine family home - no chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



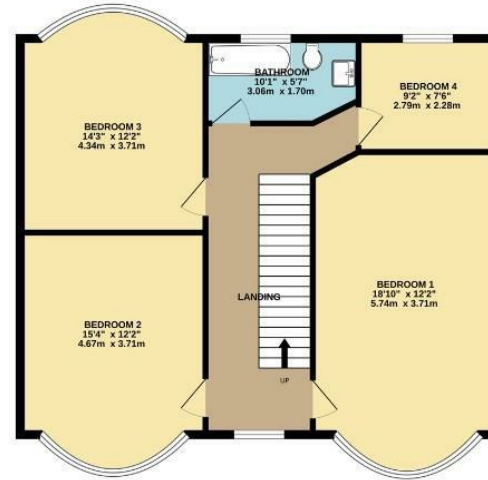
BASEMENT
271 sq.ft. (25.2 sq.m.) approx.



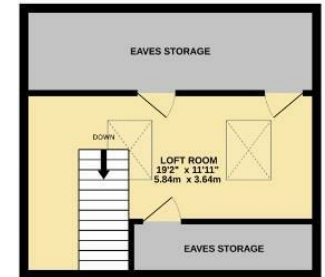
GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
864 sq.ft. (80.3 sq.m.) approx.



2ND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 2345 sq.ft. (217.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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