



Jordan fishwick

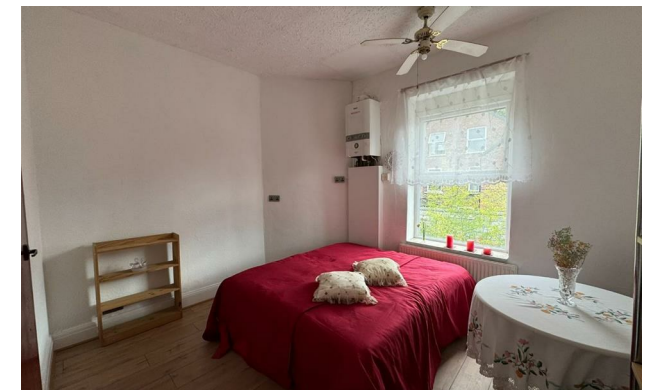
25 Grosvenor Road, Whalley Range, M16 8JP

Guide Price £450,000



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The Property

*****NO CHAIN***** A superb FIVE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY, constructed in 1875 providing spacious and versatile ACCOMMODATION OVER THREE FLOORS. Benefitting from a SOUTH FACING REAR GARDEN, this delightful property is built using quality Accrington facing bricks whilst the side and rear are constructed of Manchester stock brick and will prove an ideal home for the larger family. Located within walking distance to all local amenities, multiple schools and Alexandra Park, many charming original features have been retained such as the ceiling roses, 30cm deep skirtings, high ceilings and excellent room proportions. The accommodation briefly comprises: enclosed porch, entrance hallway, spacious lounge with large bay window, dining kitchen, sitting/dining room, bathroom. To the first floor there are three good sized bedrooms, bathroom and utility/wc whilst the second floor reveals two further double bedrooms. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with gated path leading to the front door. To the rear, a private walled garden enjoys a Southerly aspect with a large patio and mature plants and shrubbery. An internal viewing is most strongly recommended. EPC

- NO CHAIN
- Five double bedrooms and two bathrooms
- South facing rear garden
- Spacious and versatile accommodation over three floors
- Well placed for all local amenities and transport links
- Walking distance to multiple local schools and Alexandra Park
- Double glazing and gas central heating throughout
- Ideal family home



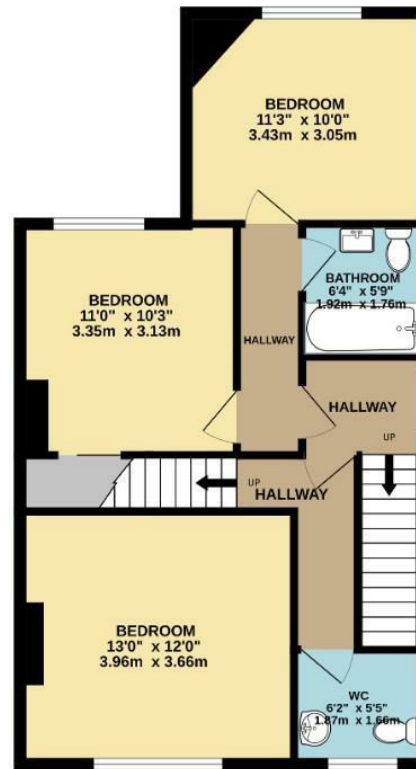
| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs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



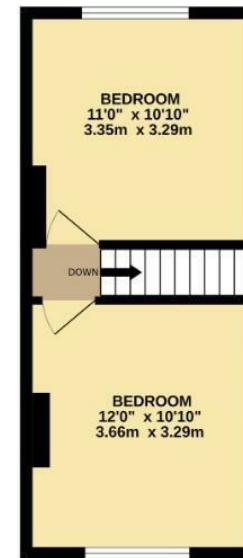
GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



2ND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 1490 sq.ft. (138.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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