



*Jordan fishwick*

14 Waltham Road, Whalley Range, M16 8PG

Guide Price £580,000

# 14 Waltham Road, Whalley Range, Manchester, M16 8PG

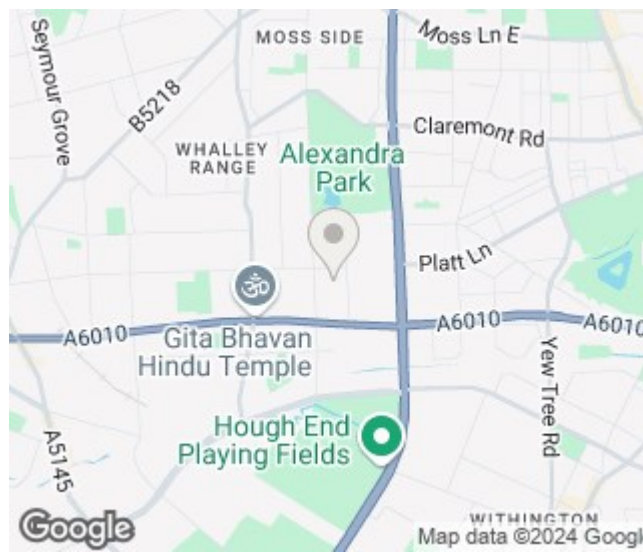
Guide Price £580,000



## The Property

Positioned on a quiet residential road in the leafy South Manchester suburb of Whalley Range is this superbly presented FOUR DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY boasting both an approximately 80FT REAR GARDEN as well as a DRIVEWAY providing off road parking for multiple vehicles. This splendid property will prove an ideal family home, offering spacious and versatile accommodation in MOVE-IN READY CONDITION as well as being ideally situated for all local amenities, schools and parks. The splendid accommodation briefly comprises: covered porch, spacious entrance hallway with original stained glass windows, 17ft lounge with large bay window, sitting room with patio door opening to the rear garden, morning room, 17ft recently refitted dining kitchen. To the first floor there are four double bedrooms, all of excellent proportions and benefitting from full height fitted wardrobes, newly fitted shower room, fitted with a three piece suite and separate w/c. Externally, to the front of the property is a walled garden with lawn and block paved driveway which extends to the side and leading to the DETACHED GARAGE. To the rear, a superb fenced and enclosed garden has been mainly laid to lawn and features a block paved patio as well as large beds with mature trees and shrubbery. An internal viewing of this fine home is most highly recommended.

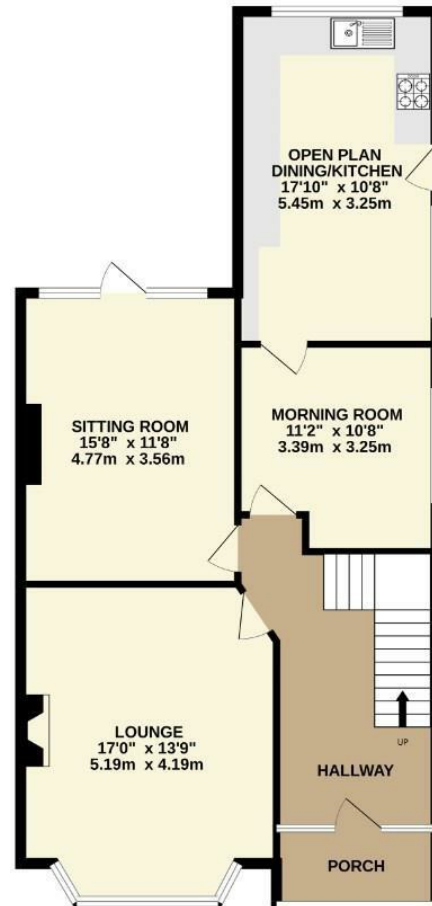
- Well presented semi detached 1930s property
- Four double bedrooms and three reception rooms
- Approx. 80ft rear garden
- Block paved driveway and detached garage providing off road parking
- Well placed for all local amenities, schools, parks and transport links
- Quiet residential road in a leafy suburb
- Many original features retained
- Spacious, versatile accommodation over two floors
- Significant scope to extend (STPP)
- Ideal family home



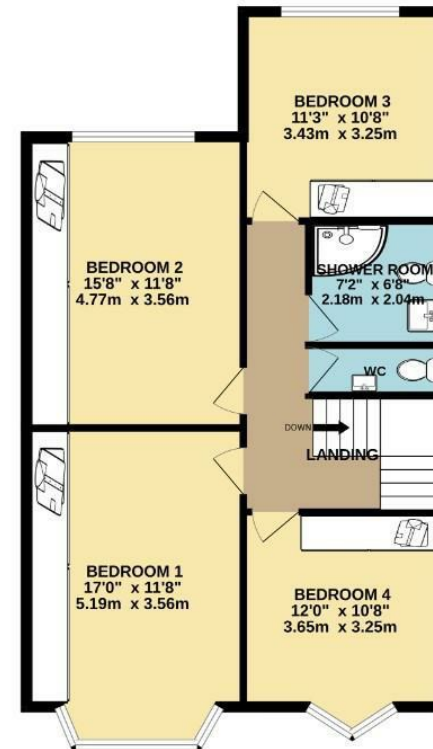
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England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



GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1650 sq.ft. (153.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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