



Jordan fishwick

31 College Drive, Whalley Range, M16 0AD

Guide Price £500,000



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The Property

A beautifully presented **FOUR DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY** positioned on a quiet tree-lined road in the leafy suburb of Whalley Range. This superb property boasts **MANY ORIGINAL FEATURES** throughout and offers spacious, versatile family **ACCOMMODATION OVER THREE FLOORS**. Positioned only a short stroll from all local amenities in Chorlton Village as well as being walking distance to multiple local schools, parks and transport links including the Metro, this delightful property will prove ideal for a couple or family and is certainly not one to be missed. The accommodation briefly comprises: covered porch, spacious entrance hallway with original stained glass windows, lounge with large bay window and **LOG BURNING STOVE**, **OPEN PLAN LIVING/DINING/KITCHEN** with bay window and patio door opening to the landscaped rear garden, cloakroom w/c. To the first floor there are three bedrooms, each of excellent proportions and bathroom, fitted with a four piece suite and white subway tiles. The second floor reveals the 19ft main bedroom and there is potential to easily add an en-suite. Externally, to the front is a well maintained fenced and enclosed garden with mature plants and shrubbery. To the rear is a delightful and well landscaped garden with lawn, multiple patio areas and large well established beds. An internal viewing of this fine home is most highly recommended. Council Tax: B.

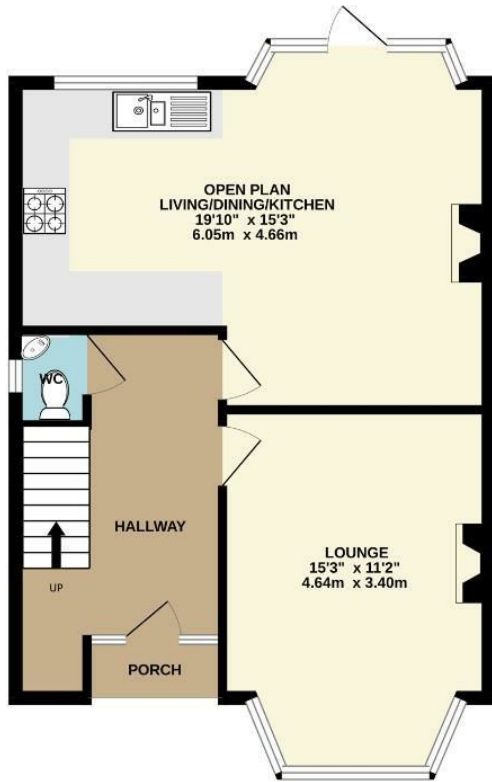
- Beautifully presented semi detached period property
- Well regarded tree-lined road
- Four double bedrooms and two reception rooms
- Many original features retained
- Walking distance to Chorlton Village
- Open plan living/dining/kitchen with views over the rear garden
- Well stocked gardens to both the front and rear
- Ideal for a young couple or family
- Spacious and versatile accommodation over three floors



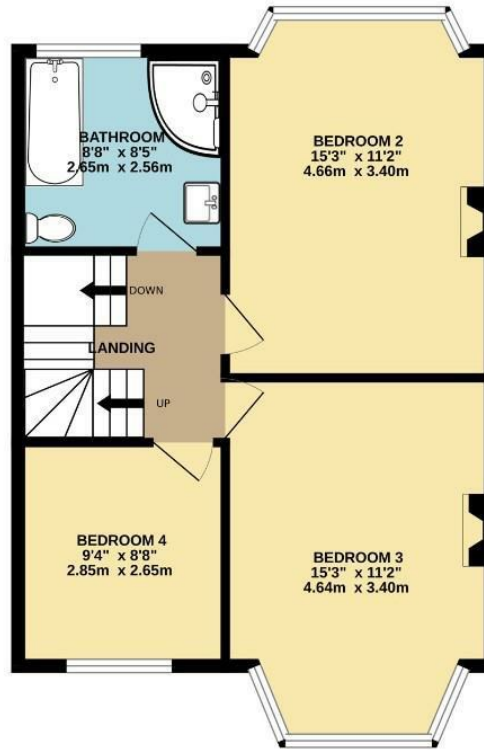
| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient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



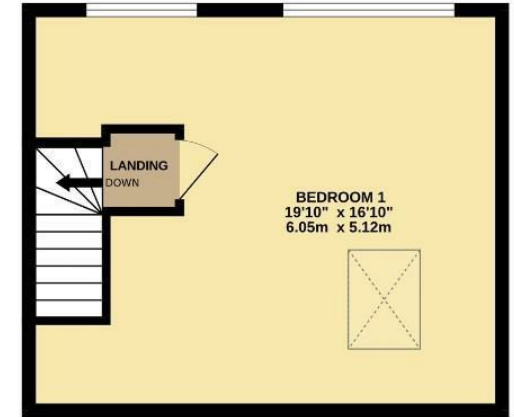
GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.5 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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