



*Jordan fishwick*

3 Rose Lawn Close, Whalley Range, M16 8PE

Guide Price £450,000





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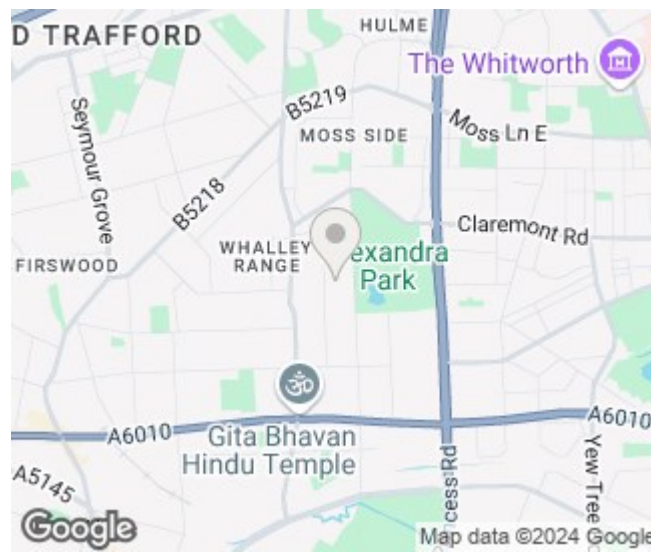


### The Property

An immaculately presented MOVE-IN READY FOUR DOUBLE BEDROOM MODERN TOWNHOUSE located on a quiet CUL-DE-SAC in the leafy suburb of Whalley Range. Providing spacious and versatile accommodation over three floors, this splendid property boasts well maintained gardens to both the front and rear along with a DRIVEWAY providing off road parking and will prove ideal for a young couple or family. The property is well placed for all local amenities and transport links and is within walking distance to Alexandra Park and multiple local schools. The accommodation briefly comprises: covered porch, entrance hall with feature tiled flooring, cloakroom/wc, lounge with bi-fold doors opening out to the rear garden, kitchen comprehensively fully fitted with integrated appliances including fridge/freezer, washing machine and dishwasher. To the first floor there is the main bedroom with EN-SUITE shower room, second double bedroom and large storage cupboard. The second floor reveals a further two double bedrooms and main family bathroom, fitted with a three piece suite. Double glazing and gas central heating are installed throughout. Externally to the front of the property there is a block paved driveway providing off road parking and garden which has been mainly laid to lawn. To the rear, a fenced and enclosed landscaped garden boasts a large flagged patio with large beds with mature plants and shrubbery. An internal viewing of this fine property is most highly recommended. Council Tax Band D. EPC B.



- Superbly presented modern townhouse
- Four double bedrooms, two bathrooms + w/c
- 16ft open plan living/dining room
- Quiet residential CUL-DE-SAC
- Driveway providing off road parking
- Ideally situated for all local amenities, schools and parks
- Move-in ready condition
- Gas central heating & double glazing installed
- Residue of NHBC Warranty

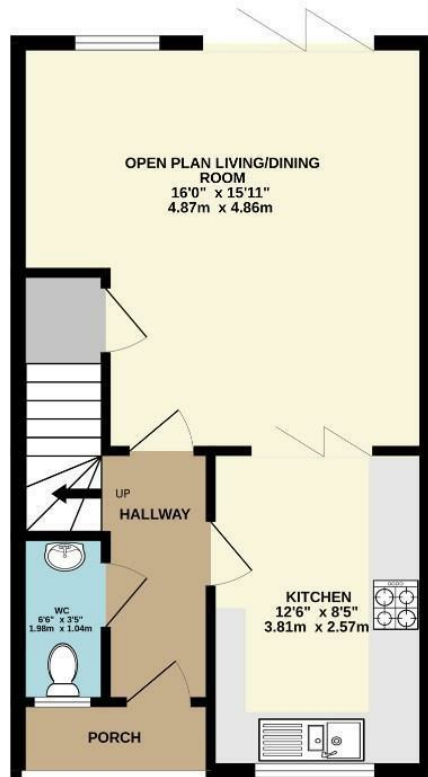


| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>95</b> |
| (81-91) <b>B</b>                            | <b>86</b>                  |           |
| (69-80) <b>C</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<br>2002/91/EC |           |

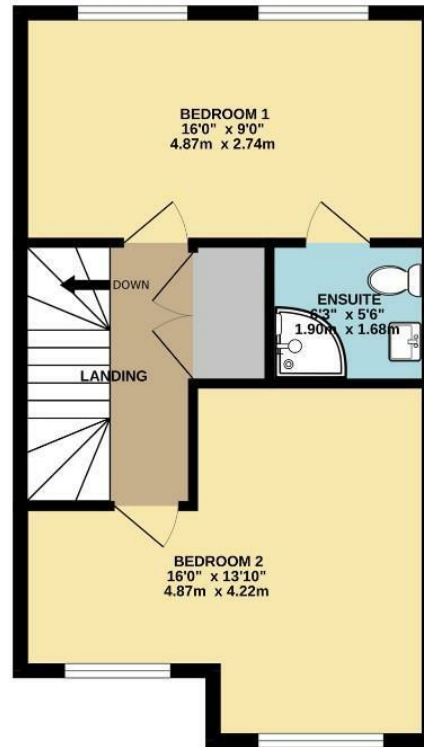




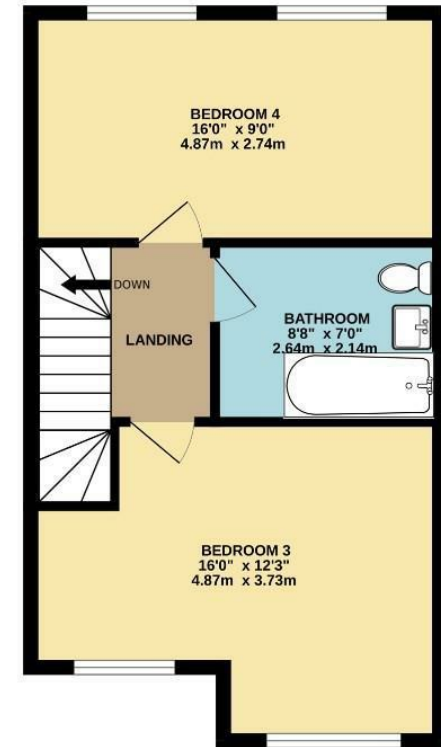
GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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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