



*Jordan fishwick*

81 Carlton Road, Whalley Range, M16 8BZ

Guide Price £795,000



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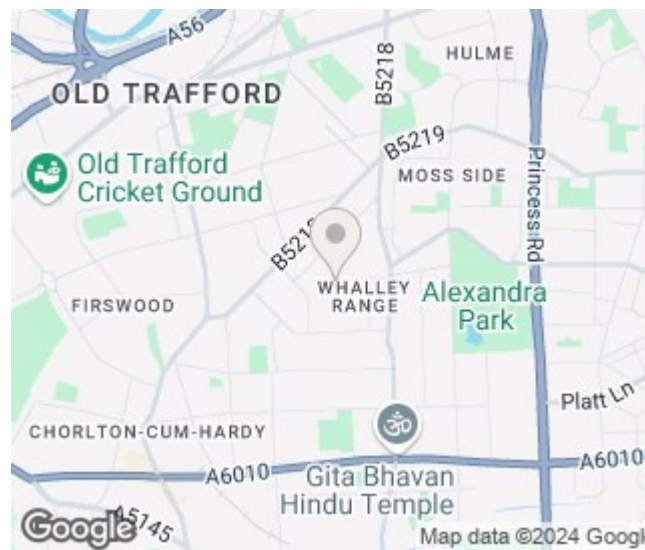
Guide Price £795,000



### The Property

\*\*\*NO CHAIN\*\*\* A magnificent SIX DOUBLE BEDROOM SEMI DETACHED PERIOD FAMILY RESIDENCE located on a well regarded TREE-LINED ROAD in the leafy suburb of Whalley Range. This delightful property will prove an ideal family home, offering spacious and versatile ACCOMMODATION OVER THREE FLOORS AND CELLARS and is located within walking distance of all local amenities, schools and parks. MANY ORIGINAL FEATURES have been retained and this fine home further benefits from a DRIVEWAY providing off road parking as well as a beautifully landscaped SOUTHERLY FACING GARDEN. The splendid accommodation briefly comprises: covered porch, spacious entrance hallway with original wooden flooring, 18ft lounge with large bay window, sitting/dining room with LOG BURNING STOVE open to the recently refitted 22ft kitchen. To the first floor are four well proportioned double bedrooms and main family bathroom, fitted with a modern four piece suite with freestanding roll top bath. The second floor reveals two further double bedrooms, one of which benefitting from a separate dressing room and a second bathroom. The multiple cellar chambers provide ample storage space along with a laundry room and offer scope for conversion to yet further living accommodation. Externally, to the front of the property is a block paved driveway providing off road parking for multiple vehicles and a garden with well stocked beds. To the rear, a delightful garden enjoys a Southerly aspect and features a large lawn and ornamental pond, a stone patio area along with timber decking and well stocked beds with an array of mature plants and shrubbery. An internal viewing of this fine home is most strongly recommended. EPC: D. Council Tax: D.

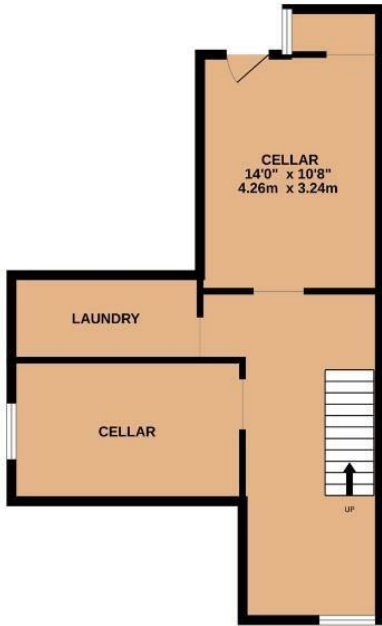
- NO CHAIN
- Magnificent semi detached period family residence
- Six double bedrooms and two bathrooms
- Southerly facing rear garden
- Driveway providing off road parking
- Well regarded tree-lined road
- Walking distance to all local amenities, schools, parks and Chorlton Village
- Spacious and versatile accommodation over three floors and cellars
- Many original features retained
- Ideal family home



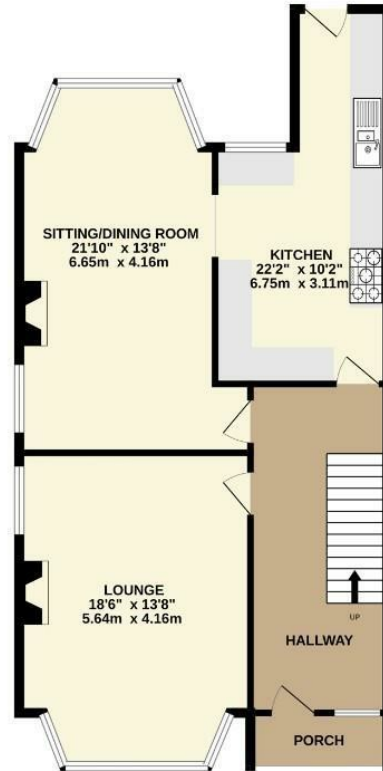
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



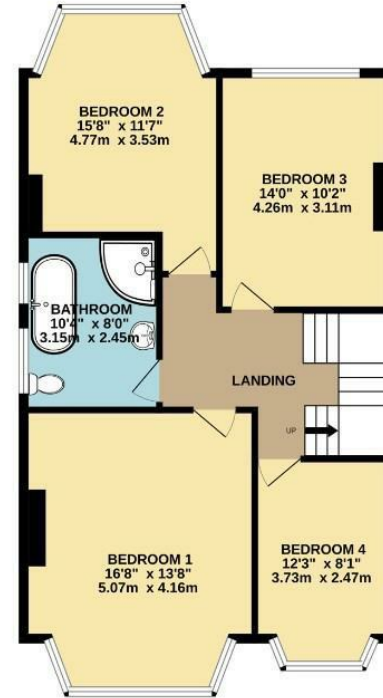
**BASEMENT**  
500 sq.ft. (46.5 sq.m.) approx.



**GROUND FLOOR**  
860 sq.ft. (79.9 sq.m.) approx.



**1ST FLOOR**  
800 sq.ft. (74.3 sq.m.) approx.



**2ND FLOOR**  
490 sq.ft. (45.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2650 sq.ft. (246.2 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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