



Jordan fishwick

5 Blair Road, Whalley Range, M16 8NS
Offers In Excess Of £675,000



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The Property

NO CHAIN A superbly presented, recently renovated FIVE DOUBLE BEDROOM PERIOD TERRACE located on a quiet residential road in the leafy suburb of Whalley Range. This splendid property has been refurbished to an excellent standard throughout creating a truly delightful family home of generous proportions. Benefitting from both a DRIVEWAY, providing off road parking with electric vehicle charging point and a spacious rear garden, this delightful property is not one to be missed and further benefits from having MANY ORIGINAL FEATURES retained and a THIRTY SIX FOOT OPEN PLAN LIVING/DINING/KITCHEN. The accommodation briefly comprises: enclosed porch, spacious entrance hallway, lounge with large bay window and LOG BURNING STOVE, stunning 36ft living/dining/kitchen, fitted with gloss white units, full height BI-FOLDING DOORS opening to the covered decking and rear garden, w/c and rear hall/cloakroom. The multiple cellar chambers provide useful storage space and a utility room. To the first floor are three well proportioned double bedrooms, the main benefitting from both an ENSUITE AND WALK IN WARDROBE and main family bathroom, fitted with a four piece suite with twin sinks. To the second floor are two further double bedrooms, the larger with access to the BALCONY and additional wet room. Double glazing and gas central heating have been installed throughout. Externally to the front of the property is a block paved driveway providing off road parking. To the rear, a walled rear garden with raised and covered wooden decking, artificial lawn and stone patio area. An internal viewing of this fine home is most highly recommended.

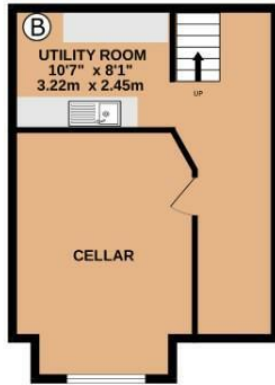
- Superbly presented period property
- Five double bedrooms and three bathrooms
- 36ft open plan living/dining/kitchen
- Driveway with electric vehicle charging point
- Ideally placed for local schools
- Quiet tree lined road
- Many original features throughout
- Main bedroom suite with en-suite and walk in wardrobe
- Ideal family home
- NO CHAIN



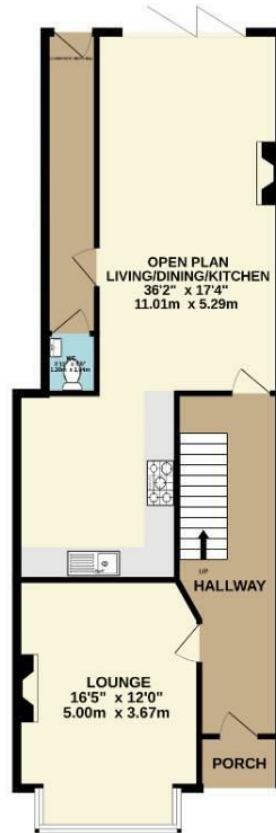
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



BASEMENT
402 sq.ft. (37.4 sq.m.) approx.



GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.3 sq.m.) approx.



2ND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 2434 sq.ft. (226.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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