



*Jordan fishwick*

52 Brantingham Road, M16 8PP  
Guide Price £575,000





## Brantingham Road Whalley Range M16 8PP

Guide Price £575,000



### The Property

\*\*\*NO CHAIN\*\*\* A beautifully presented and EXTENDED FOUR BEDROOM SEMI DETACHED 1930S PROPERTY, offering over 1600sqft versatile accommodation, ideal for a young family. This splendid property boasts two spacious reception rooms plus a TWENTY EIGHT FOOT OPEN PLAN DINING KITCHEN and further benefits from its location, less than 10 minutes walk to both Alexandra Park and multiple local schools. The accommodation briefly comprises: enclosed porch, reception hallway, NINETEEN FOOT LOUNGE, family room, 28ft open plan dining kitchen with French patio doors to the rear garden, utility room, downstairs wet-room. The first floor reveals four well proportioned bedrooms, main bathroom fitted with a modern white suite and feature subway tiles. Externally, to the front of the property is a gated driveway providing off road parking, extending to the side of the property and leading to the DETACHED GARAGE. To the rear, a good sized fenced and enclosed garden with large flagged patio and lawn. UPVC double glazing and gas central heating have been installed throughout and an internal viewing of this fine property is most highly recommended. Sold with no onward chain. Council Tax Band D. EPC D.



- Well presented and extended semi detached property
- Four bedrooms and three reception rooms
- 28ft open plan dining kitchen
- Large family bathroom + additional ground floor wet-room
- Large gated driveway + detached garage
- Lawned Garden to Rear
- Newly fitted Worcester boiler and double glazing throughout
- Over 1600sqft versatile family accommodation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	66	
(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 2002/91/EC	



GROUND FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1670 sq.ft. (155.2 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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