



*Jordan fishwick*

12 Woodlands Road, Whalley Range, M16 8WR

Guide Price £895,000

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## The Property

A truly spectacular FIVE DOUBLE BEDROOM DETACHED PROPERTY, located on a highly regarded tree lined road in the leafy suburb of Whalley Range. This delightful property is immaculate throughout, having been constructed only six years to the highest of standards. Offering 2000sqft VERSATILE FAMILY ACCOMMODATION, this delightful property will prove an ideal family home and boasts THREE RECEPTION ROOMS including a THIRTY TWO FOOT OPEN PLAN LIVING/DINING KITCHEN. With a LARGE WEST FACING GARDEN as well as OFF ROAD PARKING for multiple vehicles, this wonderful property is not one to be overlooked and further benefits from an excellent energy efficiency rating, with monthly bills on average significantly lower than a period property of this calibre. The splendid accommodation briefly comprises: spacious reception hallway, lounge with remote controlled gas fire, dining/family room with Oak flooring, stunning 32ft living/dining/kitchen with solid quartz worktops, large centre island and French patio doors opening to the rear garden, utility room, boiler room, downstairs shower room and cloakroom, ceiling height to all the ground floor is 3 metres high. To the first floor are five double bedrooms, all of excellent proportions, main family bathroom fitted with a three piece suite and a STEAM ROOM as well as a second shower room with walk in shower and feature tiling. Due to the design, the property allows for bedrooms one and three to be used separately or for the property to be configured as a four bedroom home with a main bedroom suite with both a dressing room and en-suite shower room. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a block paved 'in and out' driveway. To the rear, a superbly proportioned garden, mainly laid to lawn with block paved patio, mature fruit trees and large flower beds. An internal viewing of this fine home is most highly recommended. Council Tax Band F. EPC B.

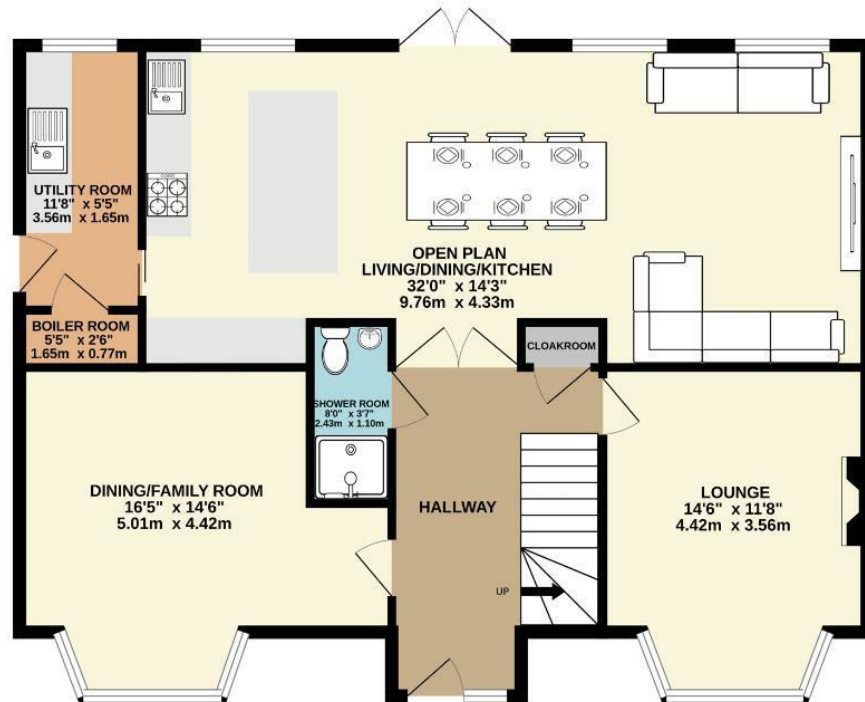
- Truly impressive detached family residence
- Quiet tree lined residential road
- Five double bedrooms and three bathrooms
- Three large reception rooms
- 32ft open plan living/dining/kitchen
- West facing garden
- Driveway providing off road parking for multiple vehicles
- Excellent EPC rating
- Main bathroom with steam room
- Ideal family home



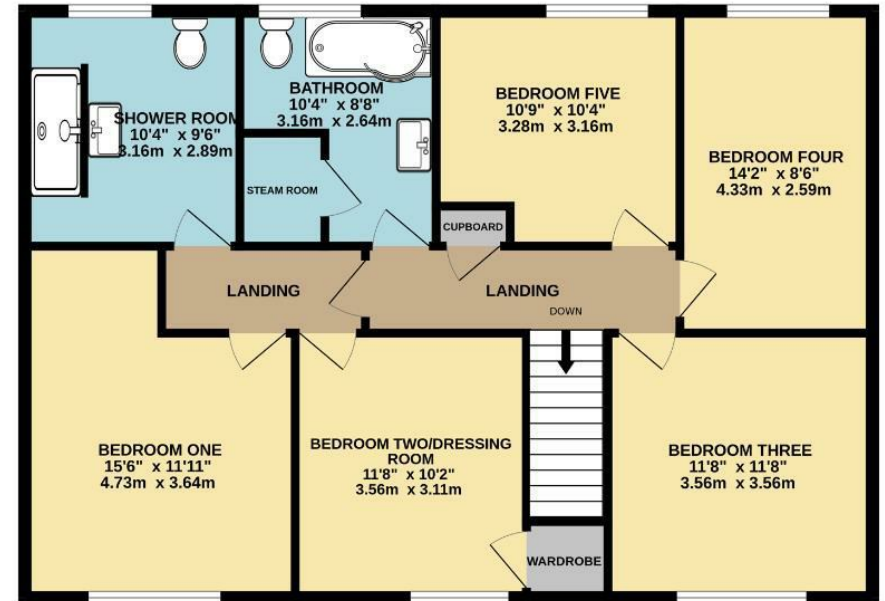
| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>86</b>                  | <b>91</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  
1035 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR  
965 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 2000 sq.ft. (185.8 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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