



Jordan fishwick

28 Victoria Road, Whalley Range, M16 8DP

Guide Price £485,000

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The Property

NO CHAIN A well presented FOUR DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY providing spacious, versatile accommodation in excess of 1400sqft over two floors and cellars. This delightful property is offered for sale in MOVE-IN CONDITION and is situated on a quiet residential road just a stone's throw from all local amenities, transport links and Alexandra Park. Boasting two spacious reception room plus an OPEN PLAN dining room/kitchen, this superb property will prove an ideal family home and further benefits from having scope to convert both the loft as well as the multiple cellar chambers to further living accommodation. The accommodation briefly comprises: covered porch, spacious entrance hallway, lounge with large bay window, 16ft sitting room with French patio doors opening to the rear garden, spacious dining kitchen. To the first floor there are four well proportioned double bedrooms, the main benefiting from a large square bay window, bathroom fitted with a modern three piece suite and useful storage cupboard. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with mature trees and shrubbery. To the rear, a fenced and enclosed garden provides a large stone flagged patio and lawn. An internal viewing is most highly recommended. Sold with no onward chain. Council tax band C. EPC rating D.

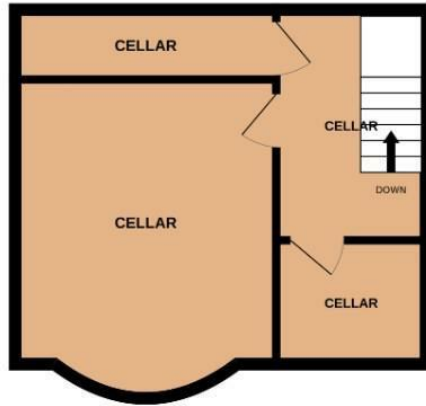
- NO CHAIN
- A beautifully presented semi detached period property
- Four double bedrooms and two reception rooms
- 17ft dining kitchen
- Gardens to both the front and rear
- Quiet residential road within walking distance to Alexandra Park
- Double glazing and gas central heating
- Scope to convert both loft and cellars
- Ideal family home



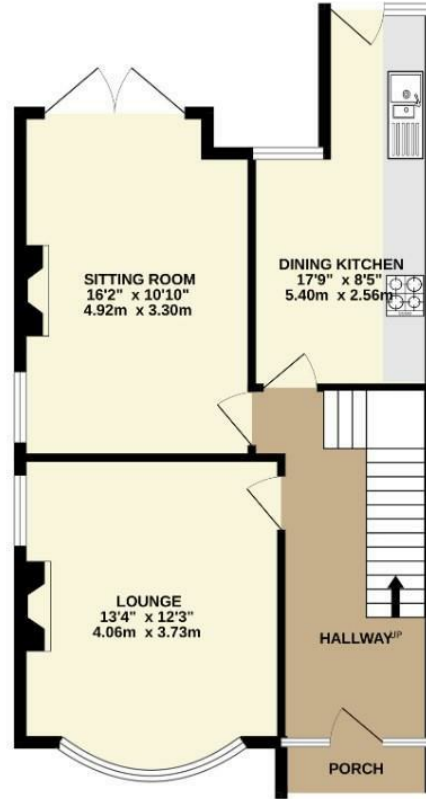
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



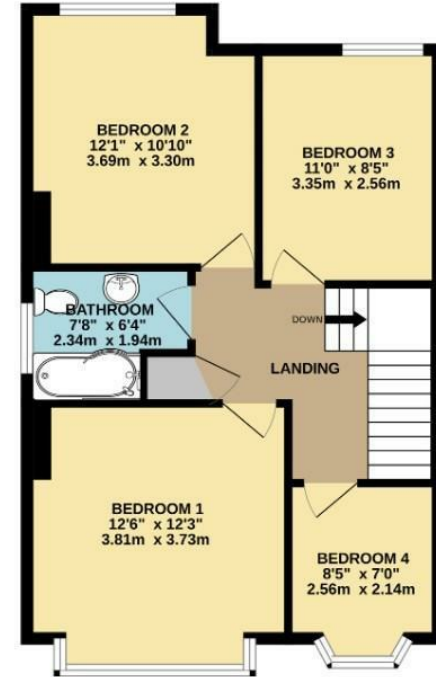
CELLARS
329 sq.ft. (30.5 sq.m.) approx.



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1484 sq.ft. (137.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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