



*jordan fishwick*

9 Wellington Road, M16 8EX  
Guide Price £445,000

**9 Wellington Road, Whalley  
Range, Whalley Range M16  
8FX**  
Offers Around £445,000



**The Property**

\*\*\*NO CHAIN\*\*\* An immaculately presented, MOVE IN READY FOUR DOUBLE BEDROOM MODERN END TOWNHOUSE, providing spacious and versatile accommodation over three floors. This delightful property, boasting a SOUTH FACING GARDEN and DRIVEWAY providing off road parking will prove an ideal family home and is located within the leafy suburb of Whalley Range on a quiet, tree-lined road within walking distance to Alexandra Park, all local amenities and many schools. The splendid accommodation briefly comprises: covered porch, entrance hall, cloakroom/wc, lounge with bi-fold doors opening onto the South facing rear garden, kitchen comprehensively fully fitted with integrated appliances including fridge/freezer, washing machine and dishwasher. To the first floor there is the main bedroom with en-suite shower room, second double bedroom and airing cupboard. The second floor reveals a further two double bedrooms and main family bathroom, fitted with a three piece suite. Double glazing and gas central heating are installed throughout. Externally to the front of the property there is a block paved driveway providing off road parking. To the rear, a fenced and enclosed landscaped South facing rear garden boasts a large flagged patio with raised timber planter and large beds with wild flowers. An internal viewing of this fine property is most highly recommended. Sold with no onward chain. Council Tax Band D. EPC B.

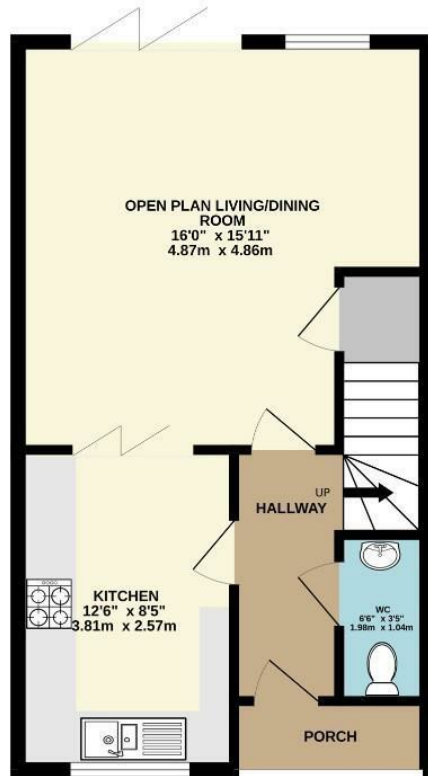
- NO CHAIN
- Superbly presented modern end townhouse
- FOUR double bedrooms & TWO bathrooms with a downstairs cloakroom
- 16ft open plan living/dining room
- South facing rear garden
- Driveway providing off road parking
- Ideally situated for all local amenities, schools and parks
- Gas central heating & double glazing installed
- Quiet tree-lined road
- Residue of NHBC Warranty



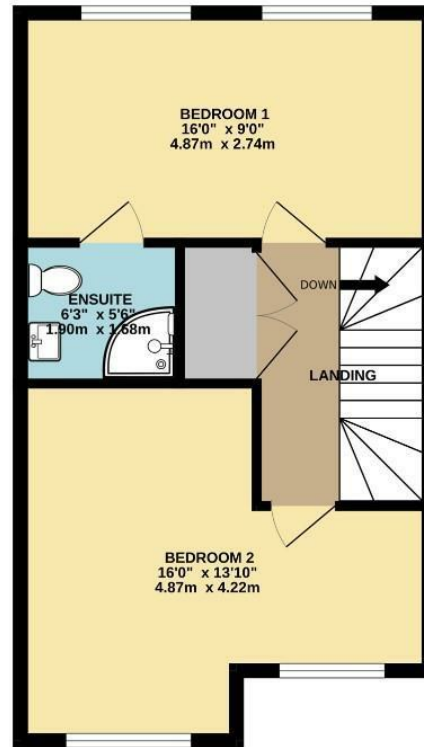
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



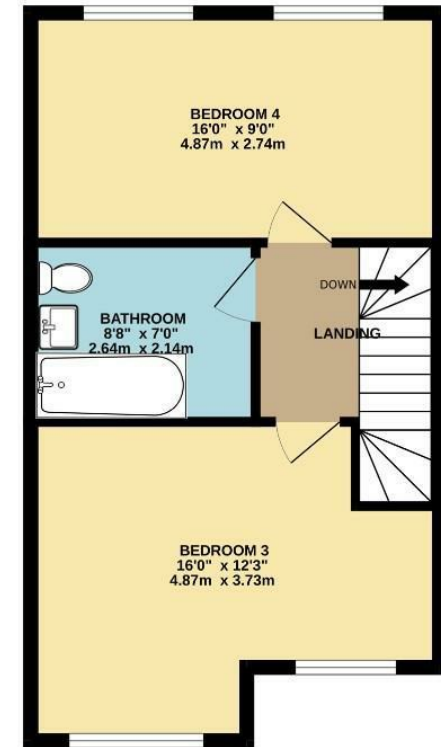
GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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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