



jordan fishwick

5 Wood Road, Whalley Range, M16 9RB
Guide Price £750,000



Wood Road Manchester M16 9RB

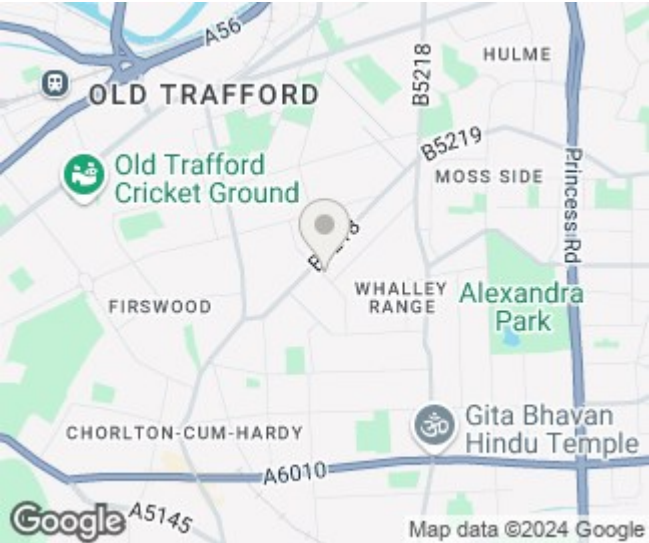
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The Property

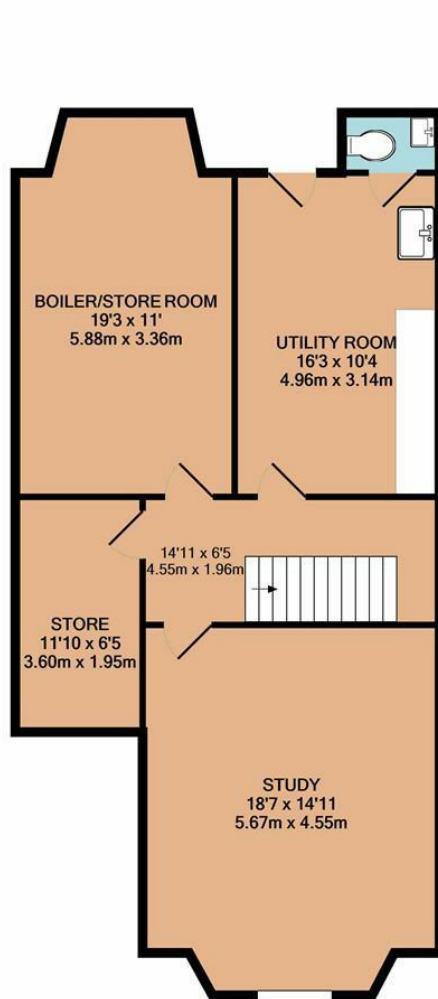
A substantial BAY FRONTED PERIOD PROPERTY, located on a popular and sought after road, offering spacious and versatile family accommodation over THREE FLOORS and a range of cellars with study, laundry and storage. This fine home offers the following accommodation: enclosed porch, entrance hall, lounge, 21 FT OPEN PLAN DINING ROOM/KITCHEN. To the first floor there is the main bedroom with an en suite shower room, a family bathroom and to additional double bedrooms. To the second floor there is a large bedroom with an en suite shower room and a fifth bedroom. Gas central heating and partial double glazing are installed. There is a garden area to the front of the property and a driveway providing car parking for several vehicles. To the rear there is a well stocked good sized garden with a lawn and borders. Viewing of this splendid property is highly recommended.

- Spacious family home over three floors & cellar rooms
- Five bedrooms & three bathrooms
- Highly popular road close to all amenities
- Driveway providing off road car parking
- Good sized lawned rear garden
- Gas central heating & partial double glazing installed
- Full of character and many original features
- Well placed for Chorlton, local amenities and City Centre

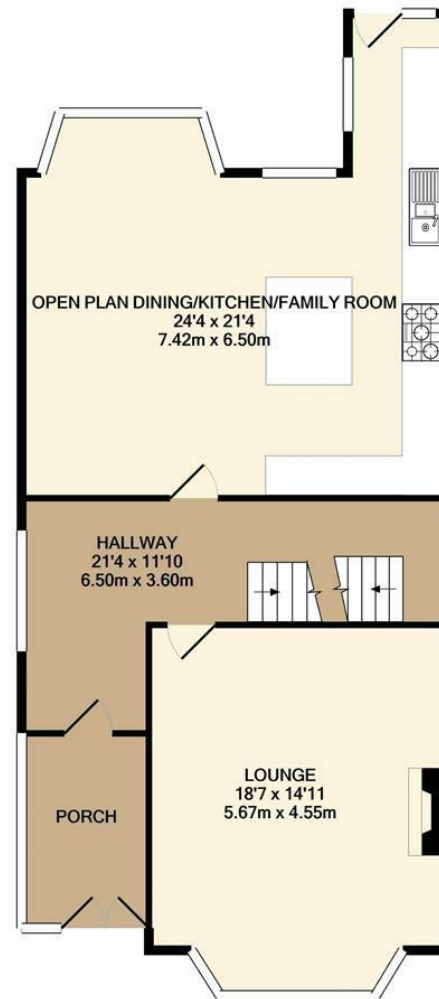


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

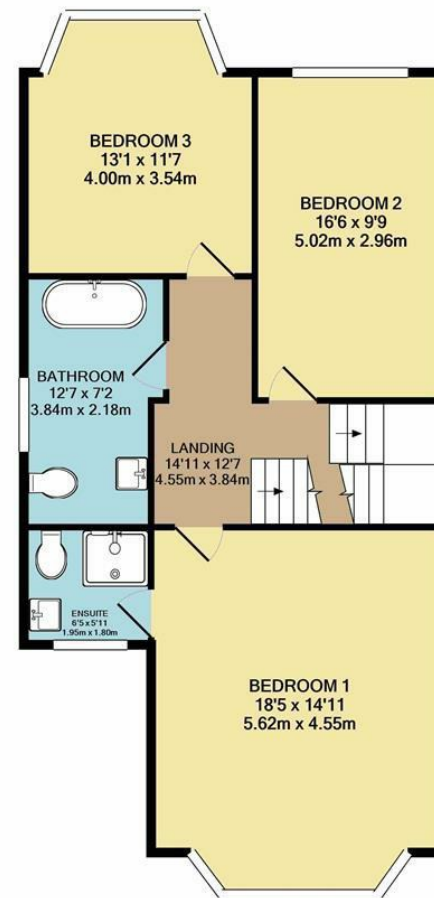




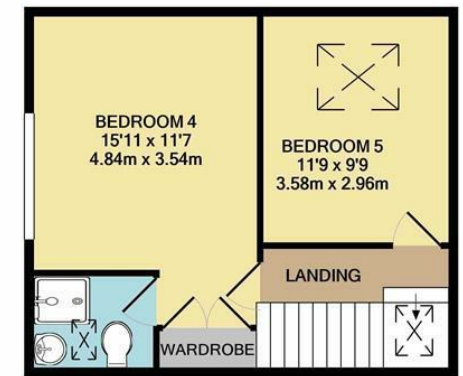
BASEMENT LEVEL
APPROX. FLOOR
AREA 820 SQ.FT.
(76.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 910 SQ.FT.
(84.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 811 SQ.FT.
(75.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 2927 SQ.FT. (272.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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2ND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)



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