



jordan fishwick

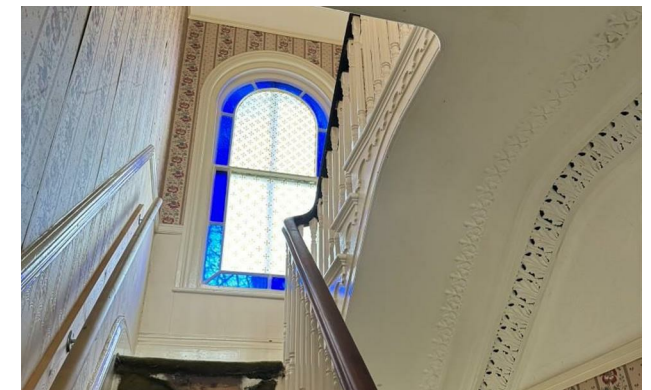
10 Deerpark Road, Whalley Range, M16 8FR

Guide Price £650,000



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The Property

*****NO CHAIN***REQUIRES FULL MODERNISATION***** A truly magnificent double fronted SIX DOUBLE BEDROOM DETACHED VICTORIAN VILLA providing in excess of 3000sqft accommodation over three floors and cellars, located in the leafy South Manchester suburb of Whalley Range. In need of full modernisation and updating, this delightful period property of grand proportions will prove an ideal family home and is positioned on a quiet tree-lined road within only a short stroll of all local amenities, schools and parks. The property further benefits from a DRIVEWAY AND DETACHED GARAGE providing off road parking as well as a large walled garden and a wealth of ORIGINAL FEATURES have been retained throughout such as the ornate coving and ceiling roses, stained glass and original woodwork throughout all floors. The accommodation briefly comprises: covered porch, entrance hallway, 20ft lounge with large bay window and original wooden panelling, 15ft sitting/dining room with large bay window, kitchen, shower room, rear porch. The multiple cellar chambers provide useful storage space as well as scope for conversion to additional living accommodation or a self contained apartment, ideal for a multigenerational household, subject to planning permission. To the first floor there are three double bedrooms, all of excellent proportions, bathroom and separate w/c. The second floor reveals three further double bedrooms and a storage room. Externally, to the front of the property is a walled garden which extends to both sides of the property and a gated driveway leads to the detached garage while to the rear is a large garden which requires landscaping and features multiple mature trees. An internal viewing of this spectacular property is most highly recommended. Council Tax: E.

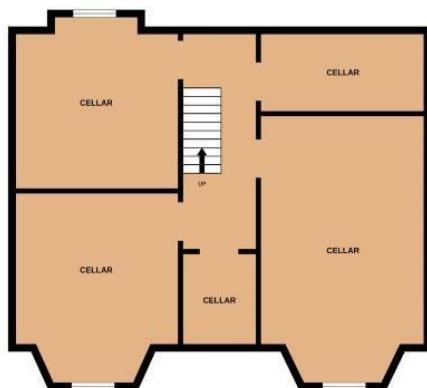
- NO CHAIN
- REQUIRES FULL MODERNISATION AND UPDATING
- Spectacular DETACHED double fronted six double bedroom Victorian Villa
- Tree-lined road in leafy South Manchester Suburb
- Six double bedrooms
- Scope for cellar conversion
- Many original features retained throughout all floors
- Driveway and detached garage
- Council Tax: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



BASEMENT
837 sq.ft. (77.7 sq.m.) approx.



GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
828 sq.ft. (76.9 sq.m.) approx.



2ND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 3205 sq.ft. (297.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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