



*jordan* fishwick

10 Woodlands Road, Whalley Range, M16 8WR

Guide Price £850,000





### The Property

Originally constructed in the 1920s and only welcomed to the market a handful of times since is this simply delightful **FOUR DOUBLE BEDROOM DETACHED FAMILY RESIDENCE** which offers in excess of 2000sqft versatile accommodation across two floors. The property showcases a wealth of **ORIGINAL FEATURES THROUGHOUT** and is set within a substantial plot which features both a **DRIVEWAY AND GARAGE** providing off road parking as well as large, well landscaped gardens to the rear which enjoy a sunny Westerly aspect. The accommodation comprises: enclosed porch, spacious reception hallway with bay window and log burning stove, cloakroom, 20ft lounge with dual aspect windows and French patio doors leading out to the rear garden, sitting room, 18ft dining kitchen with modern shaker style units, W/C, utility room, shower room, sauna, home gym, garage. To the first floor there are four double bedrooms, each of excellent proportions and feature beautiful original fireplaces and spacious bathroom, fitted with a three piece suite. Gas central heating has been installed throughout and the property further benefits from **SOLAR PANELS** fitted on a 'feed in tariff'. Externally, a gated driveway and garage provide ample off road parking while to the rear/side is a superbly landscaped garden which features a vast array of mature plants and shrubs, large lawn and multiple patio seating areas. Early viewing of this delightful home is most highly recommended.

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- Beautifully presented detached 1920s property of character
- Four double bedrooms + three reception rooms
- Large, superbly landscaped Westerly facing garden
- Driveway and garage providing off road parking with EV charging point
- Many original features throughout
- Solar panels installed on a 'feed in tariff'
- Well placed for all local amenities, schools and parks
- Ideal family home
- Council Tax: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>78</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 	

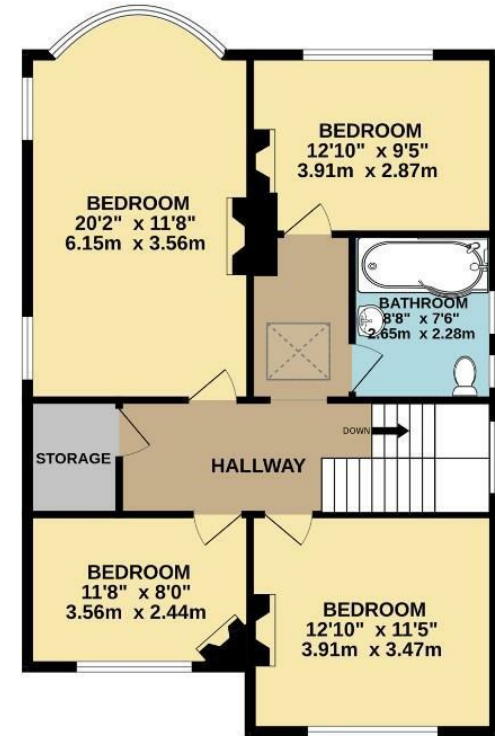




GROUND FLOOR  
1405 sq.ft. (130.5 sq.m.) approx.



1ST FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 2250 sq.ft. (209.0 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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