



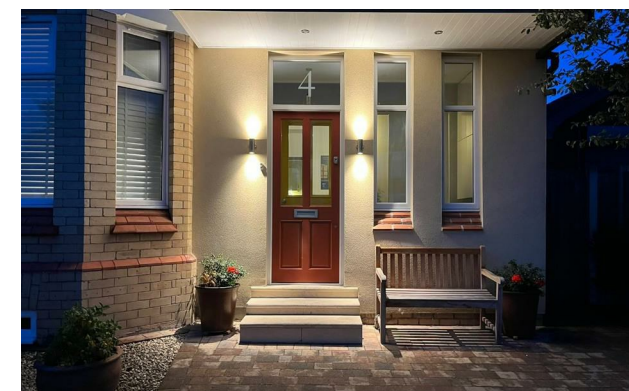
Jordan fishwick

4 Burford Road, Whalley Range, M16 8EL

Guide Price £675,000

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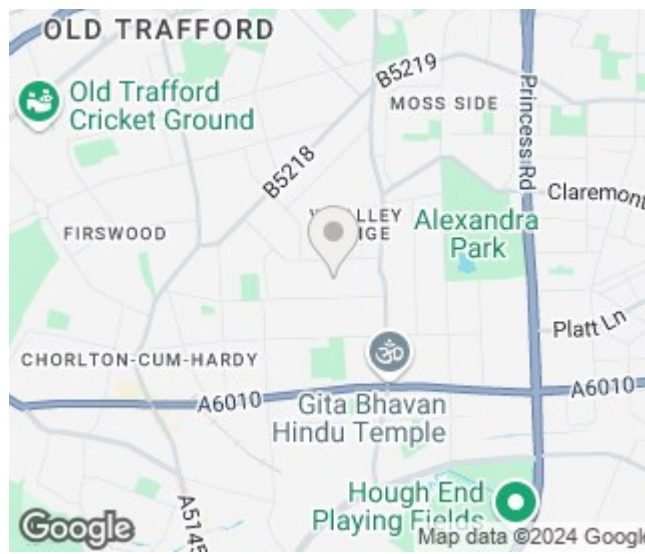
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The Property

An immaculately presented DETACHED PERIOD FAMILY RESIDENCE of grand proportions boasting spacious and versatile family accommodation over two floors and cellars. This superb property, offered for sale in MOVE-IN READY CONDITION, benefits from FOUR DOUBLE BEDROOMS and two bathrooms, a DRIVEWAY providing off road parking for multiple vehicles and is located in the leafy and sought after, leafy South Manchester suburb of Whalley Range. Having been tastefully modernised by the current owners while retained a wealth of ORIGINAL FEATURES, this delightful property will prove an ideal family home and further benefits from being only a short stroll from multiple local primary and secondary schools, all local amenities, transport links and Alexandra Park. The accommodation briefly comprises: enclosed porch, reception hallway, lounge with large bay window, original fireplace and coving, sitting/dining room with French patio doors leading to the landscaped rear garden, open to the breakfast kitchen fitted with a modern shaker style units and integrated appliances. The lower ground floor accommodation provides a laundry/utility room and large storage space whilst to the second floor are four well proportioned double bedrooms, the main with full height fitted wardrobes and EN-SUITE shower room and main family bathroom fitted with a modern four piece suite. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a block paved driveway providing ample off road parking while to the rear, a beautifully landscaped garden boasts well stocked beds, mature trees and shrubbery and multiple seating areas. An internal viewing of this fine home is most strongly recommended. Council tax band D. EPC rating D.

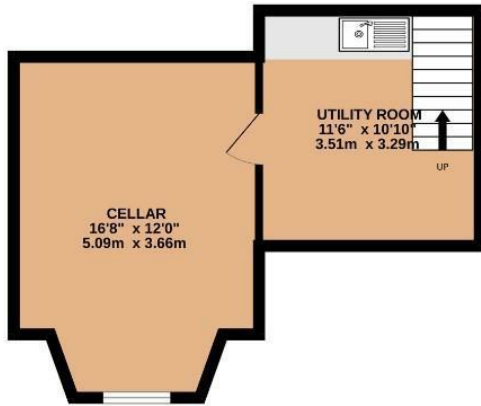
- Immaculately presented detached family home of excellent proportions
- Four double bedrooms and two bathrooms
- Many original features retained throughout
- Move-in ready condition
- Two spacious reception rooms + delightful breakfast/kitchen
- Driveway providing ample off road parking
- Landscaped rear garden
- Well placed for all local amenities, schools and parks
- Double glazing and gas central heating throughout



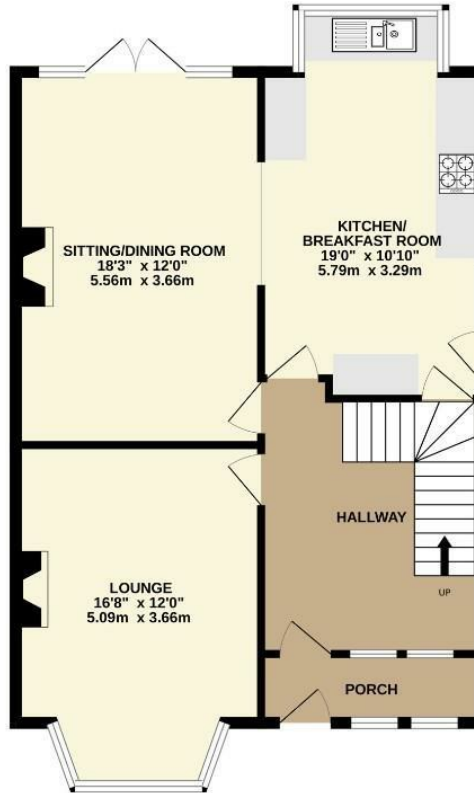
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



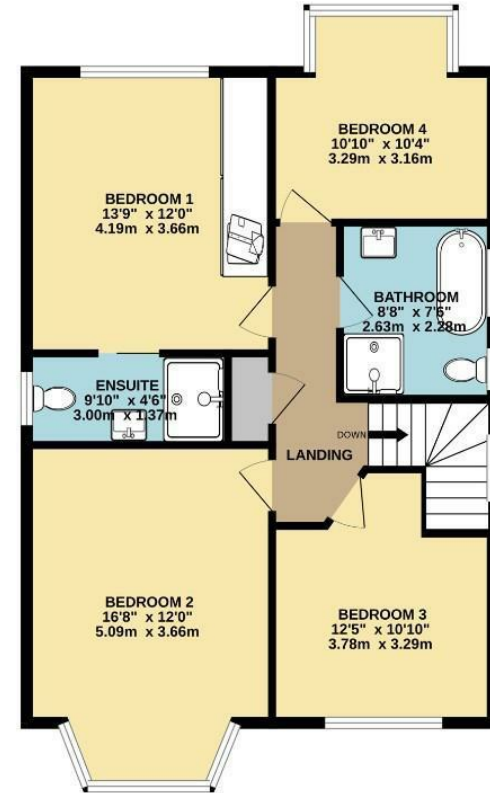
BASEMENT
310 sq.ft. (28.8 sq.m.) approx.



GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 1850 sq.ft. (171.9 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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