## 12 Woodlands Road, Whalley Range, Manchester, M16 8WR







\*\*\*VIDEO TOUR AVAILABLE\*\*\* Welcome to this stunning new build detached property, located on Woodlands Road in the desirable area of Whalley Range. This property boasts luxury and space with its FIVE DOUBLE BEDROOMS, and THREE RECEPTION ROOMS, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a welcoming reception entrance hallway, three substantial reception rooms including a study with a bay window to the front aspect allowing natural light to illuminate the room. There is also a family room with oak flooring and another impressive bay window to the front of the property. The spacious open lounge/dining room leads through to a modern fitted kitchen. In the kitchen, you will find a double width island with solid Quartz worktops and an integrated Bosch microwave oven and convection oven along with a boiling water/ mixer tap. Double doors lead out into the enclosed garden with a further door leading through to the useful utility room.

The downstairs white three-piece shower room is complete with a fully tiled floor and fully tiled 1.2m shower, whilst to the first floor the high standard continues throughout, access to the spacious, insulated and boarded loft can be found via a hatch above the hallway. The main bedroom is a true retreat with its own three-piece ensuite shower room with walk-through shower with illuminated niches.

There are a further four good-sized double bedrooms and a four-piece bathroom, with a separate walk-in steam room.

One of the standout features of this property is the impressive garden, with stunning lawns, multiple fruit trees and a paved patio area, offering a serene outdoor space where you can unwind, along with parking available for up to four vehicles. The property also benefits from a Worcester combi boiler providing gas fired central heating throughout, a ABS alarm system, rock lock system to the rear French doors, PIR external security lights and a 10 year build warranty.







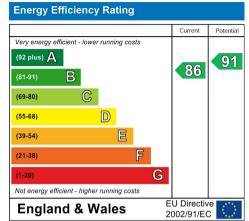








## **EPC Chart**







Tenure: Freehold Council Tax Band: F

## Kitchen Lounge/Diner 6.54m x 4.38m (21'5" x 14'4") Area Study Family Room Entrance Hall 4.44m (14'7") max into bay x 3.58m (11'9")

**Ground Floor** 

First Floor



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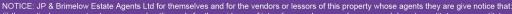












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