

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



**JP&Brimelow**  
ESTATE AGENTS



 5  3  3  B

**\*\*\*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.

**£795,000**





### EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		86	91
(81-91) <b>B</b>			
(69-80) <b>C</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 	



Tenure: Freehold Council Tax Band: F

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd  
430 Barlow Moor Road, Manchester, M21 8AD

Tel: 0161 8822233

E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



**JP & Brimelow**  
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowstateagents

@jpandbrimelow

