

jordan fishwick

3 The Walled Gardens, Alness Road, M16 8SP

Guide Price £475,000



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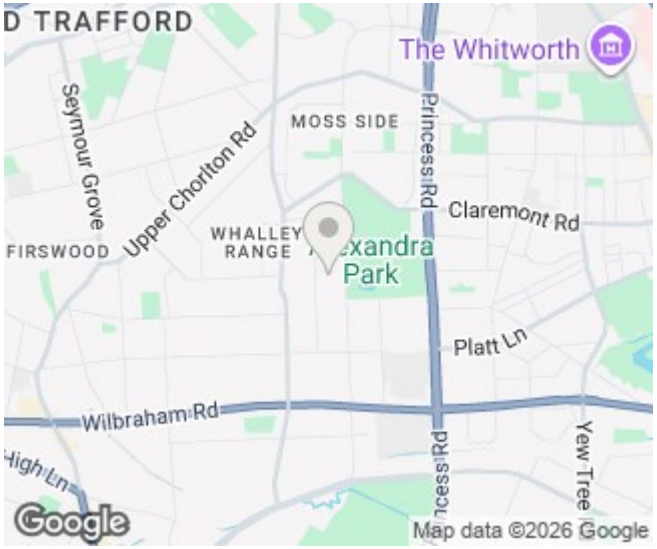
The Property

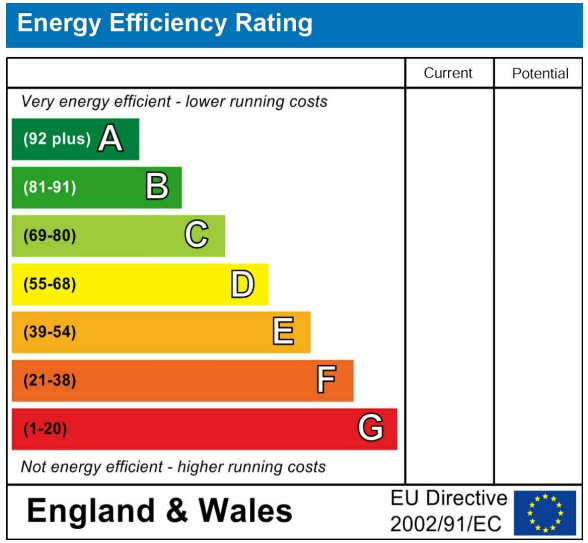
Nestled within a highly regarded and sought after GATED DEVELOPMENT in the leafy suburb of Whalley Range is this superbly presented THREE DOUBLE BEDROOM MODERN END TOWNHOUSE benefitting from a DRIVEWAY, a WESTERLY FACING GARDEN and use of well maintained communal gardens. This delightful property offers spacious and light accommodation over three floors, ideal for a young couple or family and is offered for sale in MOVE-IN READY condition having been stylishly updated throughout by the current owners. The property is located only a short stroll from all local amenities and transport links plus there are multiple schools and parks all within easy walking distance. The accommodation briefly comprises: covered porch, entrance hallway, open plan living/dining/kitchen recently refitted with modern gloss units and integrated appliances plus French patio doors open out to the rear garden, cloakroom/wc. To the first floor there are two good sized double bedrooms, main shower room, fitted with a three piece suite and study which leads to the second floor which the principal suite occupies the entirety of, comprising spacious double bedrooms with galleried view over the study beneath, dressing area with bespoke fitted wardrobes and EN-SUITE shower room. Double glazing and gas central heating have been installed throughout. Externally twin parking spaces are provided to the front of the property providing ample off road parking and there are open views over the lawned communal green with established borders and mature shrubs and plants. To the rear, a delightful fenced and enclosed garden enjoys a sunny Westerly aspect and features an artificial lawn along with a stone flagged patio and beds stocked with mature trees and shrubs. Early viewing is most strongly recommended.

- Superbly presented modern end townhouse
- Three double bedrooms, 2.5 bathrooms + separate study
- Sought after gated development
- Westerly facing rear garden
- Off road parking for two vehicles
- Well placed for all local amenities, schools and transport links
- Move-in ready condition
- Spacious and light family accommodation over three floors
- Council Tax: D. EPC: C



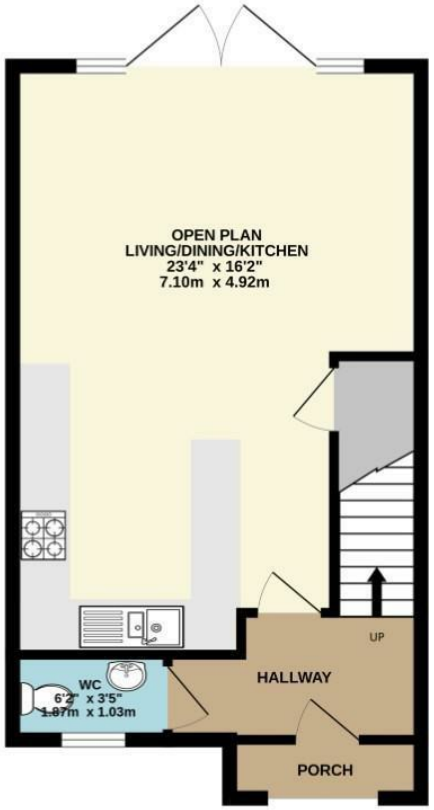




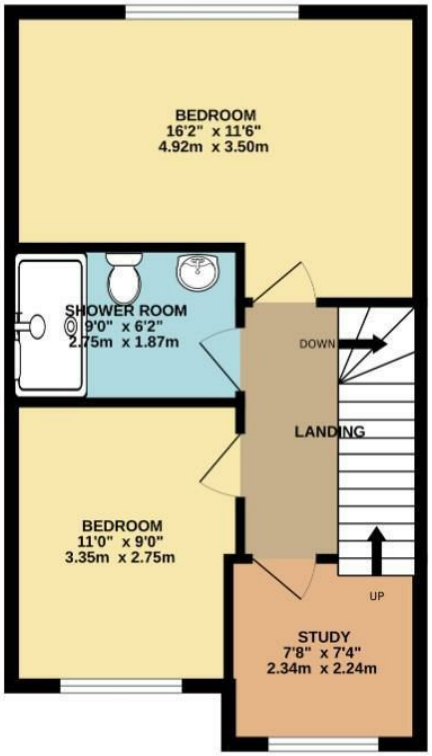




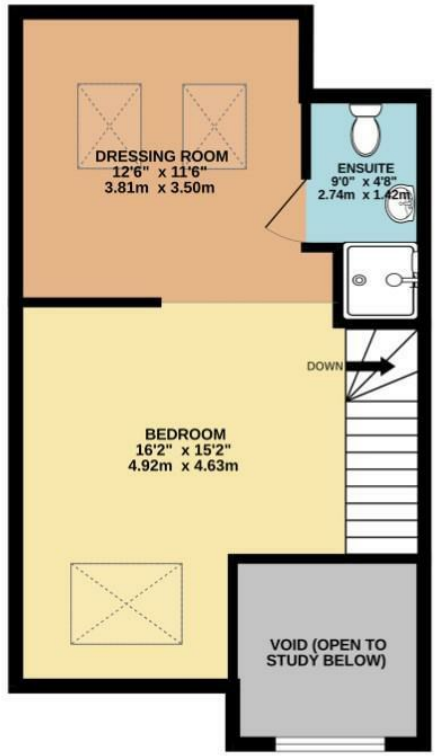
GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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