



jordan fishwick

4 Arundale Avenue, Whalley Range, M16 8LS

Guide Price £925,000



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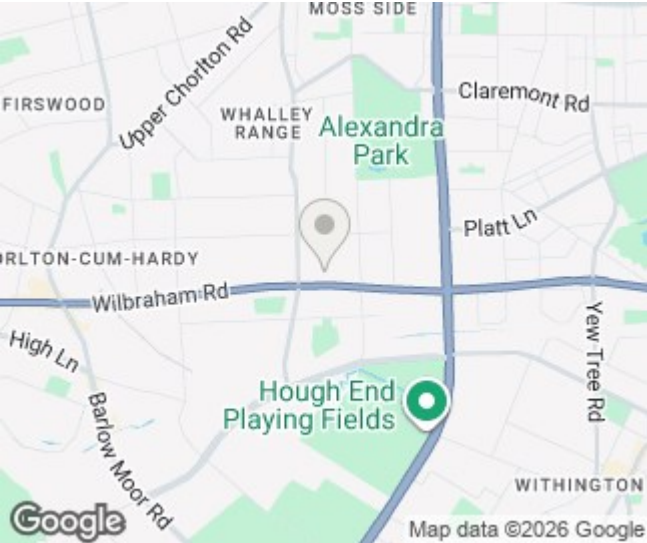
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The Property

A magnificent SEVEN BEDROOM SEMI DETACHED EDWARDIAN FAMILY RESIDENCE of grand proportions, located on a quiet residential CUL-DE-SAC in the leafy suburb of Whalley Range. This spectacular home offers in excess of 3500sqft versatile ACCOMMODATION OVER THREE FLOORS and cellars and will prove an ideal family home, located only a short stroll from Chorlton Village, all local amenities, transport links, schools and parks. The property further benefits from having a wealth of ORIGINAL FEATURES retained throughout as well as a beautifully landscaped rear garden and DRIVEWAY providing off road parking for multiple vehicles. The superb accommodation briefly comprises: covered porch, reception hallway, lounge with large bay window, sitting/dining room, spacious 23ft dining kitchen, cloakroom/wc. To the first floor there are four well proportioned double bedrooms, one currently used as a dressing room, shower room, recently refitted with a modern three piece suite and separate w/c. The second floor reveals three further good sized bedrooms and bathroom, fitted with a four piece suite. Externally, to the front of the property is a walled garden with path leading to the front door and a driveway which extends to the side and provides off road parking for multiple vehicles. To the rear, a delightful landscaped garden has been mainly laid to lawn and features a raised timber decking, Indian stone patio, ornamental pond and large beds stocked with an array of mature plants and shrubs. An internal viewing of this wonderful home is most strongly recommended. Council Tax: D. EPC: D

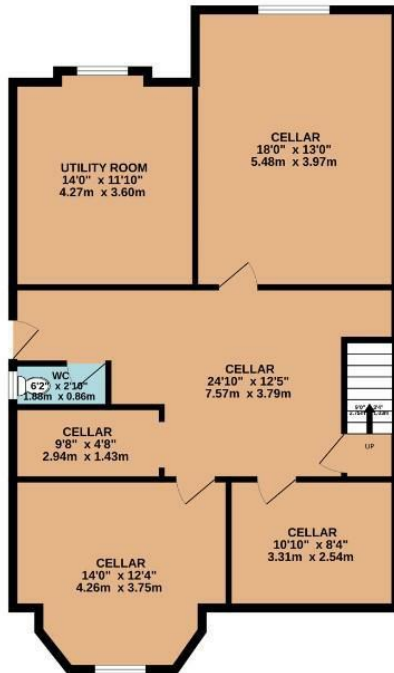
- Semi detached Edwardian property of grand proportions
- Seven bedrooms and three reception rooms
- Quiet residential CUL-DE-SAC
- Walking distance to Chorlton Village, the Metro, multiple local schools and parks
- Versatile accommodation over three floors and cellars
- Driveway providing off road parking
- Beautifully landscaped gardens
- Many original features throughout
- Ideal family home
- Council Tax: D. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



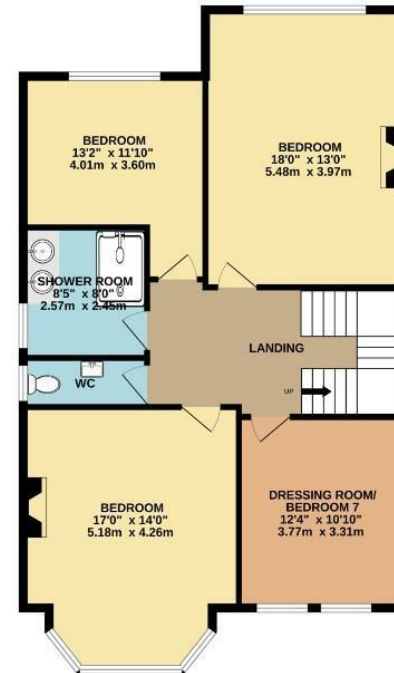
BASEMENT
950 sq.ft. (88.3 sq.m.) approx.



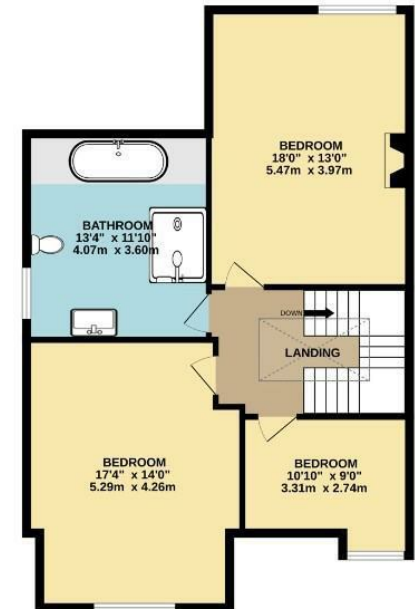
GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR
940 sq.ft. (87.3 sq.m.) approx.



2ND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 3655 sq.ft. (339.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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