

Woodlands Road
Whalley Range
M16 8WR

PAUL BIRTLES
SALES • RENTALS • MANAGEMENT

5 Woodlands Road
Whalley Range
Manchester
M16 8WR



Offers Over £725,000

A MAGNIFICENT EDWARDIAN PROPERTY SPANNING FOURS FLOORS AND OFFERING SPACIOUS ACCOMMODATION OF APPROX 2800 SQ FT Excellent standard of presentation fusing period features with contemporary modern living. A feature of this property are the beautiful fireplaces throughout. The ground floor features a welcoming entrance area and hallway, useful ground floor WC, utility, boot/cloak room and spacious lounge and dining room open to the kitchen with oak bi-fold doors. At first floor level are four really well proportioned bedrooms and a beautifully appointed bathroom. On the second floor are two further bedrooms, one with an en-suite bathroom and there is also a study/office off the landing. A really useful range of cellars offers scope to upgrade/convert (subject to any necessary consents required). Off road parking to the front for two cars with an EV charging point. The rear garden has an easterly aspect and features raised decking, lawn and patio areas. Situated in a most convenient location within easy reach of local amenities, ample well regarded local schools and Chorlton Town Centre. Whalley Range Lawn Tennis & Cricket Club. Freehold.

TO THE GROUND FLOOR

Entrance Area

With a feature entrance door with adjacent side window. Radiator. Exposed floorboards. A most attractive fireplace with surround, tiled inserts and hearth.

Entrance Hall

With exposed floorboards, radiator and stairs leading off to the first floor rooms.

Lounge

With a bay window to the front elevation with leaded lights and stained glass inserts. Further bay window to the side elevation with leaded lights and stained glass inserts. Exposed floorboards. A wood burner is inset within a feature recess with tiled hearth. Radiator.

Cloaks/Boot Room

With a radiator and excellent coat hanging/ shoe storage.

Downstairs WC

With a low level WC and wall mounted sink unit with Metro tiled splashbacks.

Dining Room

With a radiator and exposed floorboards. A most attractive period style fireplace with tiled inserts and feature surround provides a focal point of this room. Oak bi-fold doors lead out to the rear decking and garden beyond. Open to:

Kitchen

With an excellent range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Space for a range style cooker with extractor canopy. Metro tiled splashbacks. Integrated dishwasher and microwave. Plinth heater. Spot lighting. Space for an American Style fridge/freezer. Double glazed window to the rear.

Utility Room

With a sash window, plumbing for a washer and 'Belfast' style sink unit.

Rear Porch

With an exit door to the side elevation and door leading off to:

Cellars

Currently providing excellent storage facilities but offering scope to upgrade/convert (subject to any necessary consents required). Wall mounted 'Valliant' combination gas central heating boiler.

TO THE FIRST FLOOR

Landing

With a most attractive feature window to the side on the stairs with leaded lights and stained glass inserts. Radiator.

Bedroom (1)

With a bay window to the front elevation. Radiator. Period fireplace with tiled inserts and hearth with an attractive surround provide a focal point of this room.

Bedroom (2)

With a double glazed window to the rear with encapsulated stained glass with leaded lights. Fitted wardrobes. Radiator.

Bedroom (3)

With a double glazed window to the front elevation. Cast iron period fireplace. Radiator.

Bedroom (4)

With a sash window to the rear. Radiator.

Bathroom

A beautifully appointed bathroom with suite comprising tile panelled bath, low level WC and pedestal wash hand basin. Two period style radiators. A shower is installed over the bath with an anti splash screen fitted. Sash window and further window to the side elevation. Extractor fan. Wall light points. Tiled areas.

TO THE SECOND FLOOR

Second Floor Landing

Bedroom (5)

With two roof windows and a radiator. Open storage. Door off to:

En-Suite Bathroom

With a suite comprising panelled bath, Vanity wash hand basin and low level WC. Chrome ladder radiator. Spot lighting. Extractor fan.

Bedroom (6)

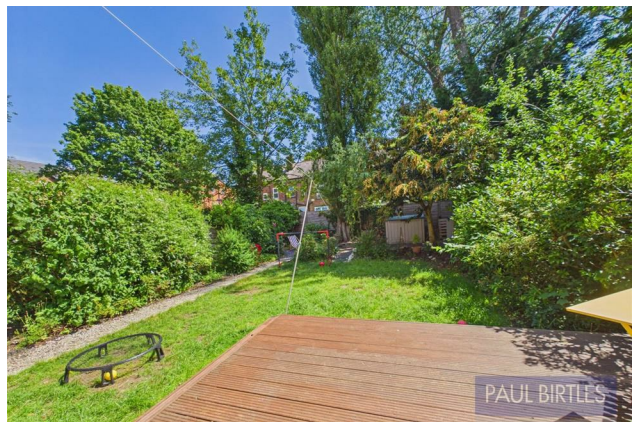
With double glazed windows to the rear. Radiator.

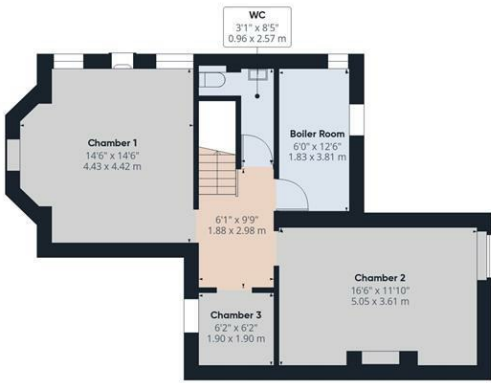
Study/Office

With a roof window.

Outside

To the front of the property is an off road parking facility. To the rear is a delightful enclosed rear garden with raised decking, lawned and paved areas. The rear benefits from an easterly aspect.



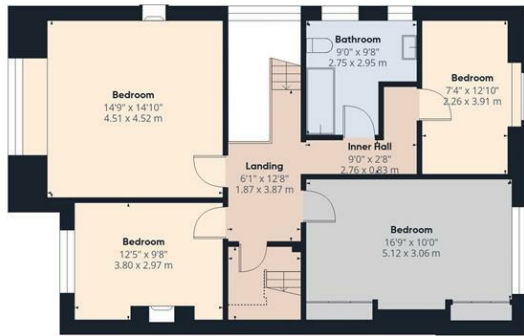


Floor -1



Ground Floor

Approximate total area¹⁾
 2800 ft²
 260.1 m²
 Reduced headroom
 79 ft²
 7.3 m²



Floor 2



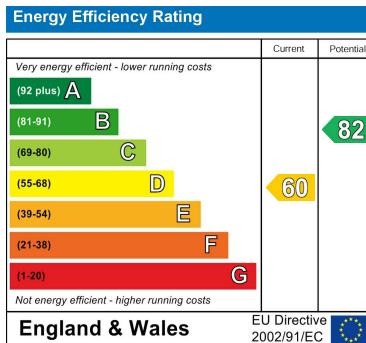
Floor 3

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

CONTACT

3 Flixton Road
 Urmston
 Trafford
 M41 5AW

E: info@paulbirtlesestateagents.co.uk

T: 0161 747 9095

www.paulbirtlesestateagents.co.uk

