



*Jordan fishwick*

5A Stanley Road, Whalley Range, M16 8HT

Guide Price £695,000



### The Property

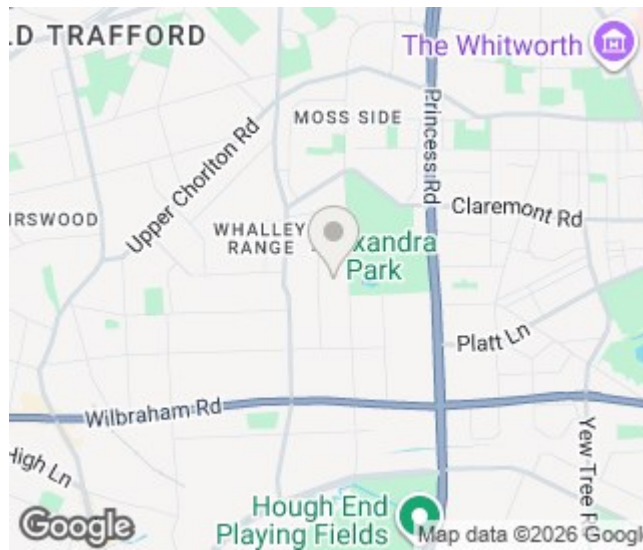
A superbly presented and significantly EXTENDED FIVE BEDROOM SEMI DETACHED PROPERTY boasting an approximately 120ft SOUTH FACING REAR GARDEN, positioned on a quiet tree-lined road in the leafy suburb of Whalley Range. This splendid property will prove an ideal family home, providing in excess of 1800sqft spacious, versatile ACCOMMODATION OVER THREE FLOORS and is ideally placed for all local amenities, schools, transport links and parks. The accommodation briefly comprises: enclosed porch, entrance hallway, 23ft lounge with LOG BURNING STOVE and exposed brick chimney breast open to the breakfast kitchen, with vaulted ceiling, skylight windows and French patio doors and separate dining area, study, large utility room, downstairs w/c. To the first floor there are four good-sized bedrooms, bathroom and separate w/c whilst the second floor reveals the main bedroom suite comprising of an 18ft bedroom and spacious en-suite bathroom/wet room with underfloor heating. Double glazing and gas central heating has been installed throughout. Externally, to the front of the property is a newly landscaped garden with ornamental pond and water feature as well as a block paved driveway providing off road parking for multiple vehicles. To the rear, a superb South facing garden extends to approximately 120ft in length has been mainly laid to lawn and features two large patio areas, cedar clad GARDEN ROOM/STUDIO with underfloor heating and sauna and mature trees and shrubbery. An internal viewing of this fine home is most highly recommended.

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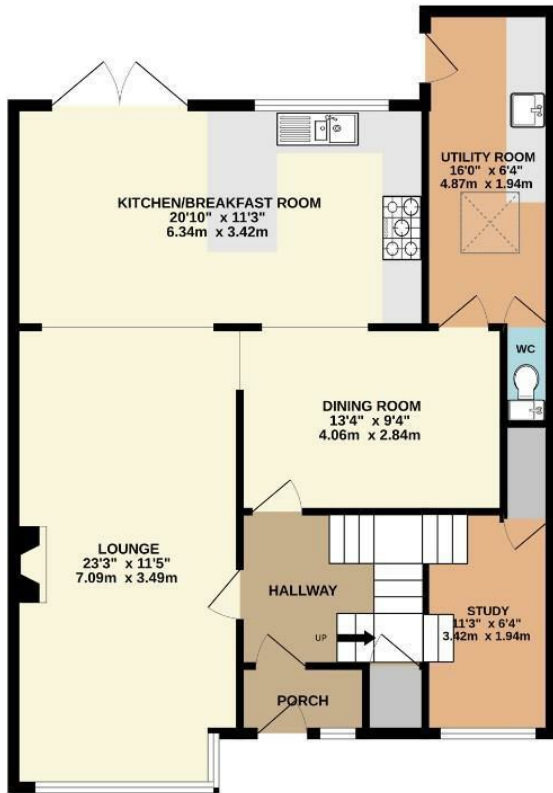
- Superbly presented and significantly extended semi detached property
- Five bedrooms and two bathrooms
- 120ft South facing garden (Approx.)
- Spacious and versatile accommodation over three floors
- Driveway providing off road parking
- 18ft main bedroom with en-suite bathroom / wet room
- Stone's throw from all local amenities, schools and parks
- Hard wood flooring throughout and cast iron radiators throughout the ground floor
- Move-in ready condition
- Ideal family home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(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	



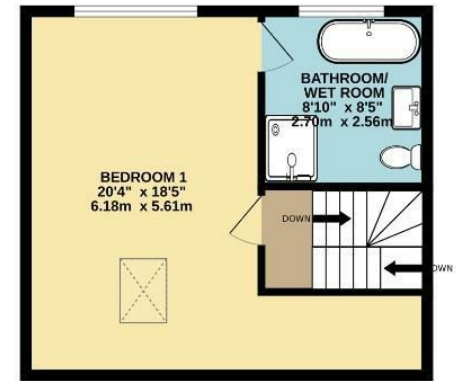
GROUND FLOOR  
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



2ND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1825 sq.ft. (169.5 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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