

jordan fishwick

43 College Drive, Whalley Range, M16 0AD

Guide Price £625,000



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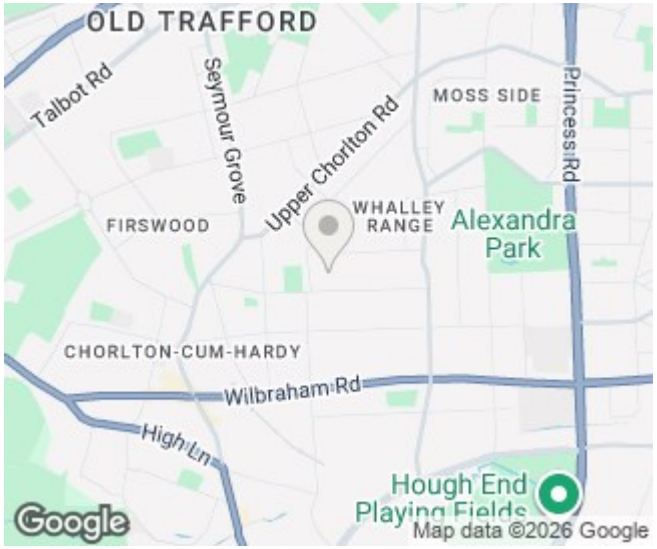
The Property

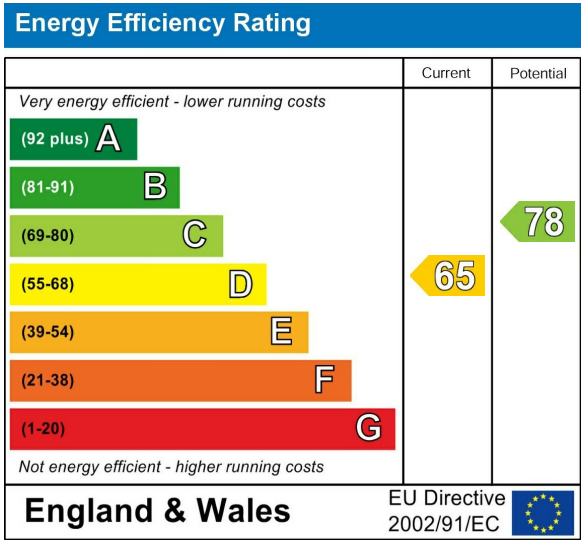
Nestled on a well regarded and sought after road in the leafy suburb of Whalley Range is this superbly presented FIVE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of character, offering spacious and light ACCOMMODATION OVER THREE FLOORS ideal for a couple or family. This superb property has been tastefully updated and decorated throughout by the current owners creating a contemporary family home with period elegance throughout and is ideally placed within only a short stroll from all local amenities, transport links, schools and parks. The property further benefits from having beautiful, mature gardens to both the front and rear, MANY ORIGINAL FEATURES throughout and is within walking distance of Chorlton Village. The accommodation briefly comprises: enclosed porch, spacious entrance hallway, lounge with large bay window and original fireplace, 19ft sitting/dining room with French patio doors leading to the rear garden and original fireplace open to the modern fitted kitchen with QUARTZ COUNTERTOPS and integrated appliances, utility room. To the first floor there are four good sized bedrooms, the two largest both benefitting from bay windows and original fireplaces, and shower room, recently refitted with a modern three piece suite while the second floor reveals a useful study, ideal for those working from home and the principal suite comprising 16ft bedroom with en-suite bathroom, fitted with a modern four piece suite and feature tiling. Both double glazing and gas central heating have been installed. Externally, to the front of the property an enclosed garden with mature hedgerow borders offers privacy from the road while to the rear a fenced and enclosed garden has been landscaped creating a welcoming space to relax or entertain, with large patio area, raised timber decking, a kitchen garden and beds stocked with an array of mature plants and shrubs. An internal viewing of this superb property is strongly recommended.

- Superbly presented semi detached Edwardian property
- Five bedrooms, two bathrooms and two reception rooms
- Separate study and useful utility room
- Beautifully landscaped rear garden
- Many original features retained
- Spacious and light accommodation over three floors
- Ideally placed for all local amenities, schools and transport links
- Well regarded road walking distance from Chorlton Village
- Move-in ready family home
- Council Tax: C



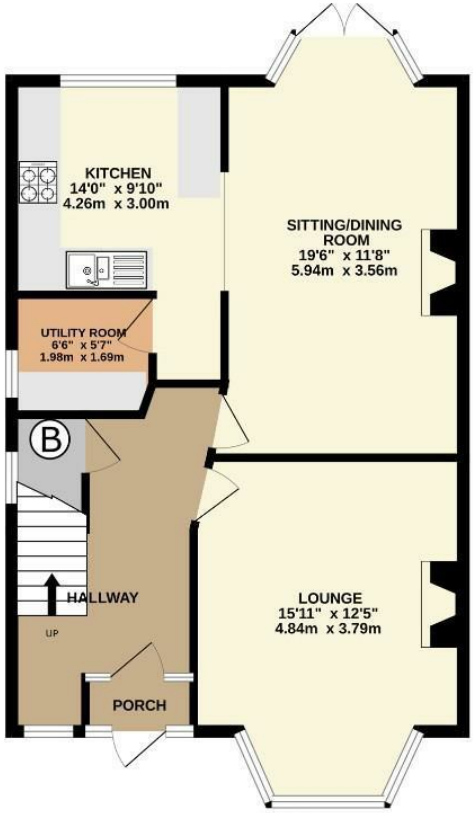




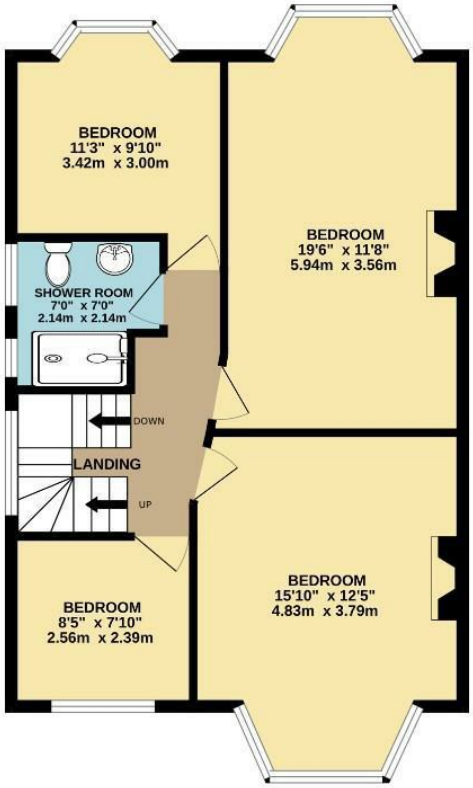




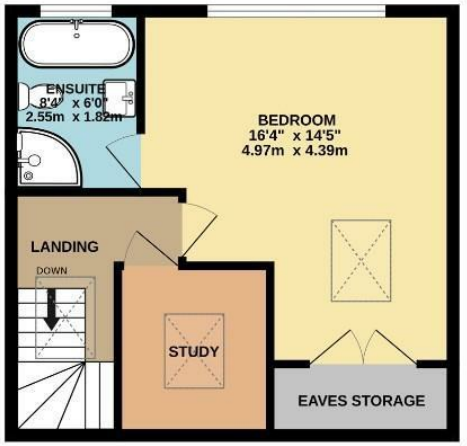
GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



2ND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1726 sq.ft. (160.4 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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