



*Jordan fishwick*

103 College Road, Whalley Range, M16 0AB

Guide Price £675,000



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Range, Manchester, M16 0AB**  
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**The Property**

Located on a highly regarded and sought after tree-lined road in the leafy suburb of Whalley Range is this superbly presented and EXTENDED FOUR DOUBLE BEDROOM SEMI DETACHED EDWARDIAN PROPERTY of character, offering a delightful blend of period charm and modern living having had MANY ORIGINAL FEATURES retained. This splendid property boasts a mature SOUTH-WEST FACING REAR GARDEN as well as a DRIVEWAY AND GARAGE providing ample off road parking and will prove an ideal family home with spacious, versatile accommodation throughout. The location is particularly advantageous as the property is well placed for the vibrant Chorlton Village, Metrolink and local transport links making commuting to Manchester city centre and beyond a breeze plus residents will also appreciate the proximity to local amenities and schools, making this home an excellent choice for families. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and original fireplace, 18ft family room, dining room, kitchen, utility room, garage, cloakroom/wc. To the first floor there four good sized double bedrooms, all of which benefit from bay windows and bathroom fitted with a modern three piece suite. Partial double glazing has been installed and there is gas central heating throughout. Externally, to the front of the property a gated driveway provides ample off road parking and leads to the garage plus a garden with mature hedgerow borders offers privacy from the road. To the rear, a generous enclosed rear garden enjoys a sunny south-westerly aspect has been mainly laid to lawn and features an array of mature plants and trees providing a tranquil outdoor space for children to play or for hosting summer gatherings. Early viewing of this superb home is strongly recommended.

- Superbly presented semi detached Edwardian family residence
- South-west facing rear garden
- Four double bedrooms + three reception rooms
- Driveway and garage providing off road parking
- Highly regarded and sought after tree-lined road
- Many original features retained
- Well placed for Chorlton Village and the Metro
- Walking distance from multiple local schools and parks



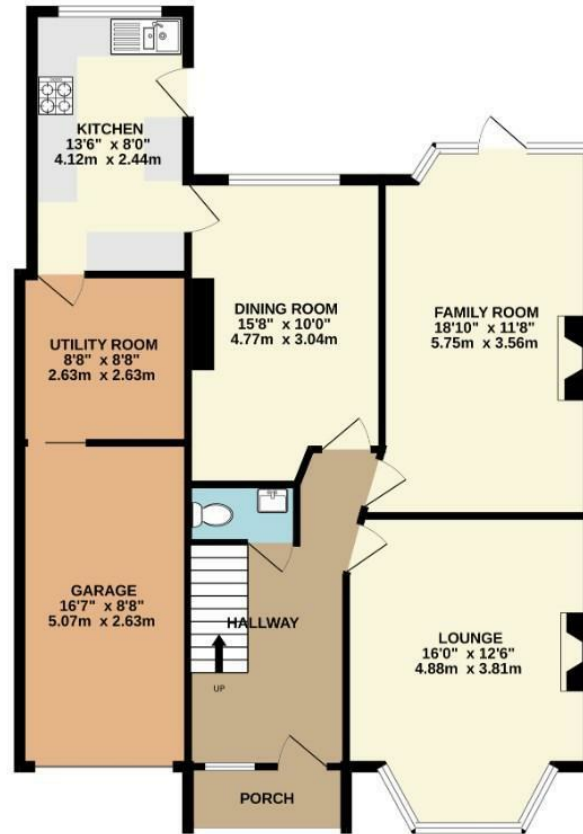
| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |     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



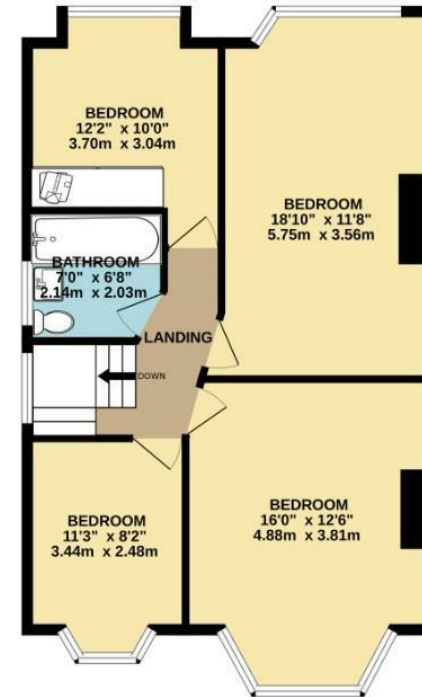
BASEMENT  
148 sq.ft. (13.7 sq.m.) approx.



GROUND FLOOR  
1009 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR  
873 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 1830 sq.ft. (170.0 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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