



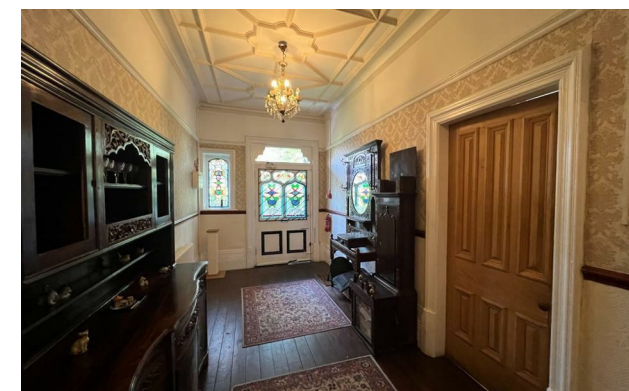
*Jordan fishwick*

8 Whalley Road, Whalley Range, M16 8AB

Guide Price £975,000

# 8 Whalley Road, Whalley Range, Manchester, M16 8AB

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## The Property

A truly impressive and deceptively large period residence of grand proportions. This splendid home, located in this leafy residential area of Whalley Range, offers SIX DOUBLE BEDROOMS and over 4300SQFT ACCOMMODATION OVER THREE FLOORS AND CELLARS. With many STUNNING ORIGINAL FEATURES retained throughout and THREE RECEPTION ROOMS, all over twenty feet in length, this delightful property is certainly not one to be missed and further benefits from an approximately 130FT REAR GARDEN. The accommodation briefly comprises: covered porch, large entrance hallway with original stained glass windows, superbly proportioned lounge with bay window, sitting room with views over the large rear garden, seventeen foot dining kitchen, rear hallway, shower room. To the first floor are four double bedrooms, all of excellent proportions, and main family bathroom fitted with a four piece suite. The second floor accommodation is currently configured as a fifth double bedroom and a ONE BEDROOM ANNEXE, with twenty five foot lounge, dining kitchen, double bedroom and bathroom fitted with a three piece suite. To the front of the property is a walled garden with mature trees and shrubbery offering privacy from the road. To the rear, a larger than average garden, mainly laid to lawn with an ornamental pond in the woodland area at the rear. Gas central heating have been installed throughout and an internal viewing is most highly recommended.

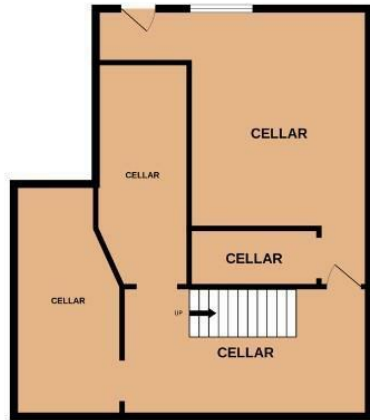
- Stunning period residence of grand proportions
- Six double bedrooms and three bathrooms
- Three reception rooms, all over 20ft in length
- Many magnificent original features
- 4300sqft accommodation over three floors and cellars
- One bedroom annexe to the second floor
- Approx. 130ft rear garden
- Short walk to all local amenities and transport links
- Council Tax: E. EPC: E



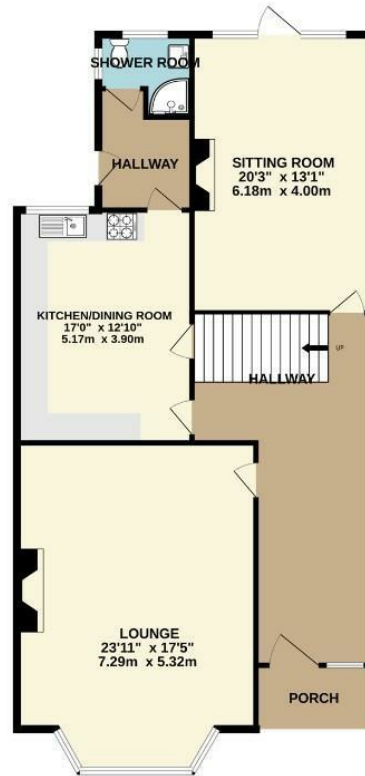
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



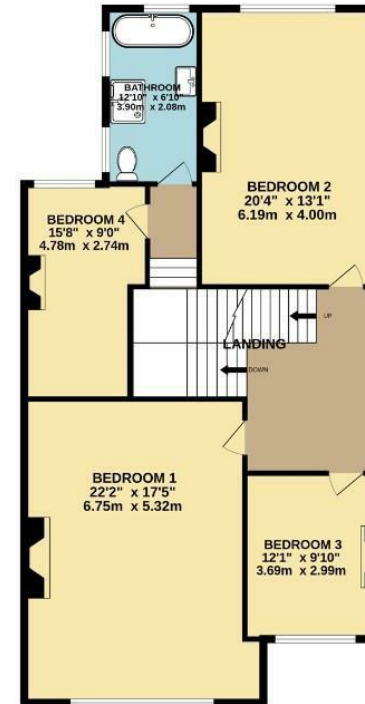
**BASEMENT**  
695 sq.ft. (64.6 sq.m.) approx.



**GROUND FLOOR**  
1248 sq.ft. (115.9 sq.m.) approx.



**1ST FLOOR**  
1184 sq.ft. (110.0 sq.m.) approx.



**2ND FLOOR**  
1184 sq.ft. (110.0 sq.m.) approx.



**TOTAL FLOOR AREA : 4311 sq.ft. (400.5 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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