



*Jordan fishwick*

8 Park Drive, Whalley Range, M16 0AH  
Offers Over £550,000



## 8 Park Drive, Whalley Range, Manchester, M16 0AH

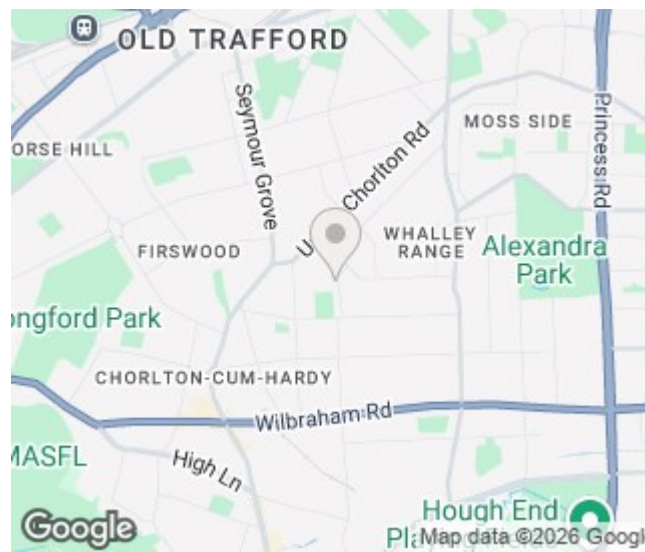
Offers Over £550,000



### The Property

A superbly presented and EXTENDED THREE DOUBLE, TWO BATHROOM BEDROOM SEMI DETACHED EDWARDIAN PROPERTY located on a quiet and well regarded road in the leafy suburb of Whalley Range. This delightful property has been tastefully modernised and updated throughout by the current owners creating a contemporary and MOVE-IN READY family home which offers spacious, versatile accommodation throughout. The property boasts a DRIVEWAY providing off road parking as well as a SOUTH WESTERLY FACING REAR GARDEN and is ideally located within walking distance of Chorlton Village, the Metro as well as multiple local schools and parks. The accommodation briefly comprises: spacious entrance hallway, lounge with large bay window, 22ft OPEN PLAN LIVING/DINING/KITCHEN with LOG BURNING STOVE, QUARTZ WORKTOPS, boiling water tap as well as bi-folding doors opening to the rear garden and multiple skylight windows. To the first floor there are three well proportioned double bedrooms, one benefitting from an EN-SUITE wet room with underfloor heating and main family bathroom fitted with a modern three piece suite while to the second floor there is a useful 22ft loft room/study with four skylight windows, wired fibre internet and access to the eaves storage space. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a block paved driveway while to the rear, a fenced and enclosed garden enjoys a sunny South Westerly aspect and has been mainly laid to lawn featuring a raised timber deck, beds with timber boundaries and mature hedgerow. An internal viewing is most highly recommended.

- Superbly presented semi detached Edwardian property
- Three double bedrooms, two bathrooms + loft room / study
- 22ft open plan living/dining/kitchen
- South Westerly facing rear garden
- Driveway providing off road parking
- Tastefully modernised and updated throughout by the current owners
- Well regarded road walking distance from Chorlton Village and the Metro
- Ideally placed for multiple local schools and parks
- Move-in ready family home
- Council Tax: C



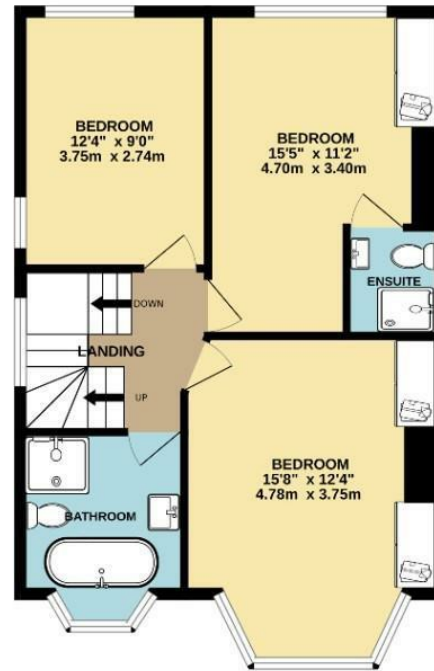
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



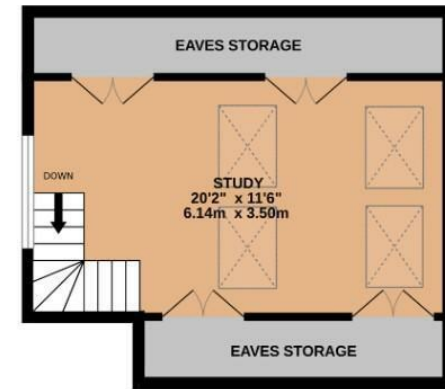
GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



2ND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1645 sq.ft. (152.8 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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