



*Jordan fishwick*

262 Wilbraham Road, Whalley Range, M16 8QL

Guide Price £750,000



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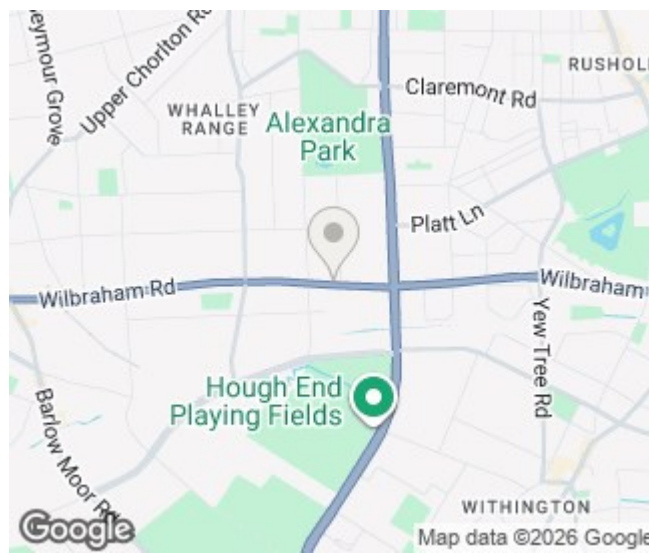
**Guide Price £750,000**



### The Property

A simply delightful FIVE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY located on the outskirts of Chorlton Village in the leafy suburb of Whalley Range. This substantial property will prove an ideal family home, offering in excess of 2500sqft versatile ACCOMMODATION OVER THREE FLOORS with MANY ORIGINAL FEATURES retained and is ideally situated within only a short stroll of all local amenities, multiple local schools and parks. The property further benefits from both a DRIVEWAY AND DETACHED GARAGE providing off road parking for multiple vehicles as well as a superb, large rear garden, mainly laid to lawn with an array of mature plants and shrubs. The accommodation briefly comprises: enclosed porch, grand entrance hallway with original stained glass, 20ft sitting/dining room with large bay window and original fireplace, lounge with patio door opening to the rear garden, 20ft breakfast kitchen, utility room, w/c. To the first floor there are four well proportioned double bedrooms, both the main and second featuring large bay windows and spacious bathroom fitted with a modern five piece suite including a freestanding bath while the second floor reveals the fifth double bedroom with ample storage space and multiple Velux skylight windows. Externally to the front of the property is a gated driveway which extends to the side leading to the detached garage. To the rear, a superb landscaped garden has been mainly laid to lawn with a block paved patio area and large, well stocked beds with brick boundaries. An internal viewing of this splendid home is most strongly recommended.

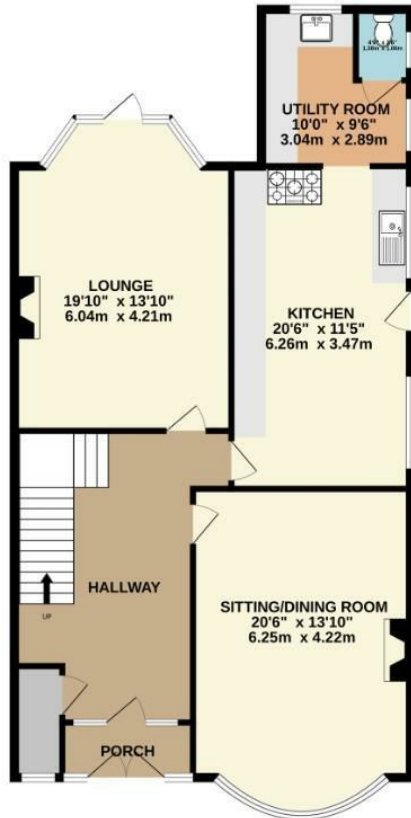
- Superbly presented, substantial semi detached 1930s property
- Five double bedrooms and three reception rooms
- Many original features retained
- Driveway and detached garage providing off road parking
- Delightful landscaped rear garden
- Walking distance to Chorlton Village, all local amenities and Alexandra Park
- Well placed for multiple local primary and secondary schools
- Ideal family home with versatile accommodation over three floors
- EPC: D. Council Tax: 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>77</b>
(55-68) <b>D</b>	<b>57</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  
1115 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR  
1020 sq.ft. (94.8 sq.m.) approx.



2ND FLOOR  
485 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 2600 sq.ft. (241.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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