



*jordan* fishwick

23 Mayfield Road, Whalley Range, M16 8FU

Offers Over £640,000



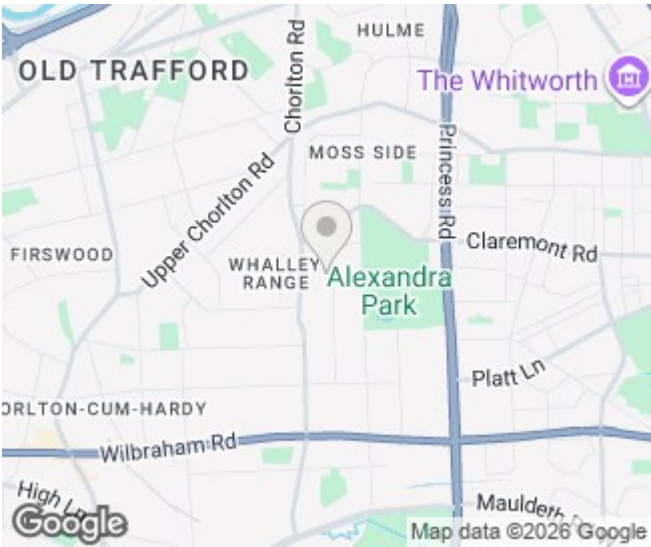
## The Property

Located in the leafy South Manchester suburb of Whalley Range is this superbly presented FIVE DOUBLE BEDROOM SEMI DETACHED PERIOD FAMILY RESIDENCE of grand proportions, located on a quiet TREE-LINED ROAD within only a short stroll of all local amenities and Alexandra Park. With both a DRIVEWAY as well as a SOUTH FACING REAR GARDEN, this splendid property will prove an ideal family home. The property further benefits from having been tastefully modernised and updated by the current owners whilst having had MANY ORIGINAL FEATURES RETAINED and offers spacious, versatile ACCOMMODATION OVER THREE FLOORS and cellars. The accommodation briefly comprises: entrance hallway, lounge with large bay window and original fireplace, recently refitted kitchen with integrated appliances, 16ft dining room with large Southerly facing bay window offering views over the rear garden. The first floor reveals two 16ft bedrooms which each benefit from a large bay window and the main boasts an EN-SUITE shower room, main family bathroom fitted with a superb four piece suite, feature tiles walls and flooring and electric UNDERFLOOR HEATING. The second floor reveals three further good sized double bedrooms and w/c. The multiple cellar chambers provide useful storage space and a utility room as well as scope for conversion to an additional floor of living accommodation. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a driveway providing off road parking while to the rear, a sunny Southerly facing garden has been mainly laid to lawn. An internal viewing of this fine home is most highly recommended. Council Tax: E. EPC: C.

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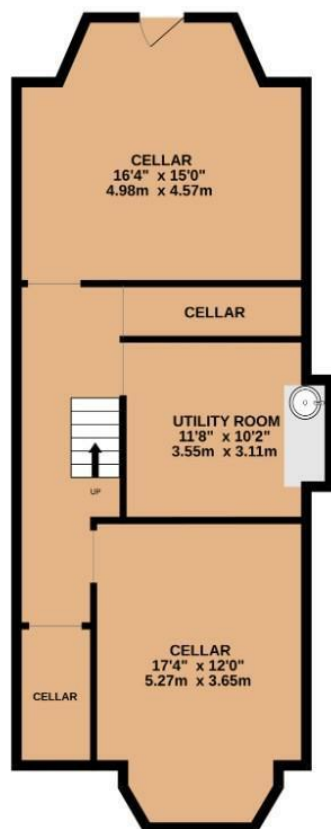
- Superbly presented semi detached period family residence
- Five double bedrooms and two bathrooms
- Southerly facing rear garden
- Driveway providing off road parking
- Tree-lined road within walking distance of all local amenities, schools and Alexandra Park
- Many original features retained
- Accommodation over three floors and cellars
- Ideal family home
- Council Tax: E. EPC: C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



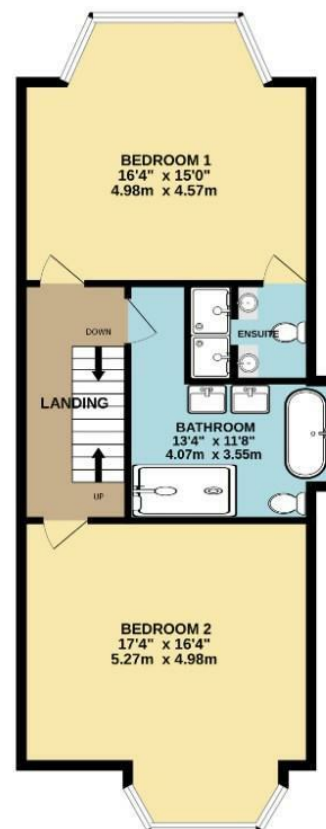
**BASEMENT**  
700 sq.ft. (65.0 sq.m.) approx.



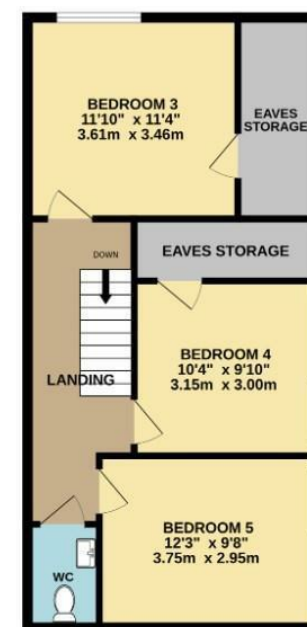
**GROUND FLOOR**  
700 sq.ft. (65.0 sq.m.) approx.



**1ST FLOOR**  
700 sq.ft. (65.0 sq.m.) approx.



**2ND FLOOR**  
560 sq.ft. (52.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2660 sq.ft. (247.1 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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