



*jordan fishwick*

28A Demesne Road, Whalley Range, M16 8HJ

Guide Price £565,000



### The Property

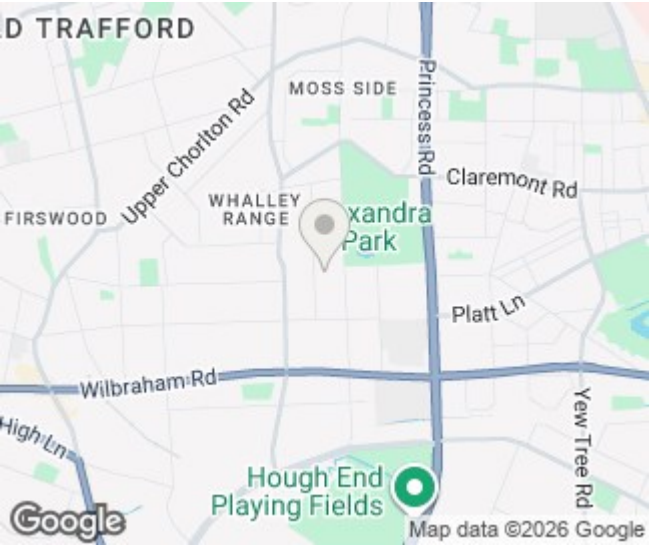
Nestled on a quiet and well regarded tree-lined road in the leafy South Manchester suburb of Whalley Range is this immaculately presented FOUR DOUBLE BEDROOM SEMI DETACHED MODERN 'ECO HOME' which offers spacious and light ACCOMMODATION OVER THREE FLOORS. This delightful property has recently undergone extensive remodelling and refurbishment creating a MOVE-IN READY family home conveniently situated within only a short stroll from all local amenities, schools and Alexandra Park. A property of distinction and character, this wonderful home further benefits from off road parking for multiple vehicles, a delightful SOUTH FACING TERRACE plus a beautifully landscaped South facing garden. The accommodation briefly comprises: spacious entrance hallway, two good sized double bedrooms, one featuring full height fitted wardrobes, bathroom fitted with a modern four piece suite, feature tiled walls and flooring plus space and plumbing for washer/dryer. A magnificent 28ft OPEN PLAN LIVING/DINING/KITCHEN occupies almost the entire first floor and features modern shaker style units fitted with SOLID QUARTZ COUNTERTOPS and a QUOOKER BOILING WATER TAP, Oak flooring and French patio doors opening to the southerly facing terrace. The second floor reveals two further generously proportioned double bedrooms along with a jack-and-gill EN-SUITE SHOWER ROOM with electric UNDERFLOOR HEATING. Double glazing has been installed throughout, as has an MVHR System. Throughout the ground floor there is underfloor heating, the first floor has been fitted with infrared panel heaters while both bedrooms to the second floor are warmed by electric panel heaters. Externally, to the front a decorative gravel driveway provides ample off road parking and extends to the side leading to the carport. To the rear, a newly landscaped garden enjoys a sunny southerly aspect and features an array of mature plants, trees and shrubs along with a large tiled patio and lawn. Early viewing is most strongly recommended.

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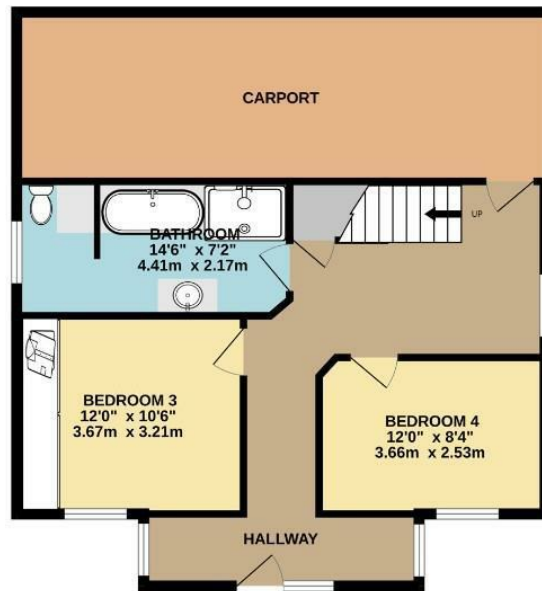
- Immaculately presented four double bedroom semi detached modern property
- Recently refurbished and extensively remodelled by the current owners
- Driveway and carport providing off road parking
- Southerly facing terrace and landscaped garden
- Quiet and well regarded tree-lined road
- Short stroll from all local amenities, schools and Alexandra Park
- Move-in ready condition
- 28ft open plan living/dining/kitchen
- Quartz countertops and Quooker boiling water tap
- Council Tax: B. EPC: C



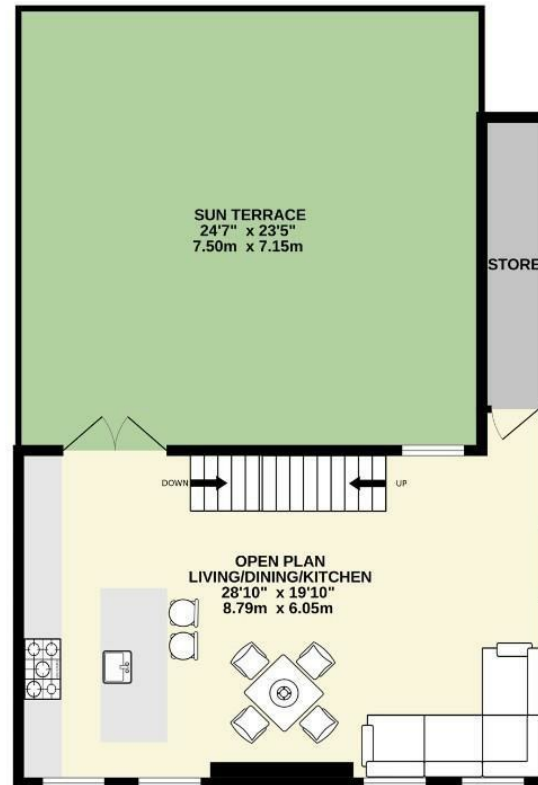
| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 78                         | 84        |
| (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<br>2002/91/EC |           |



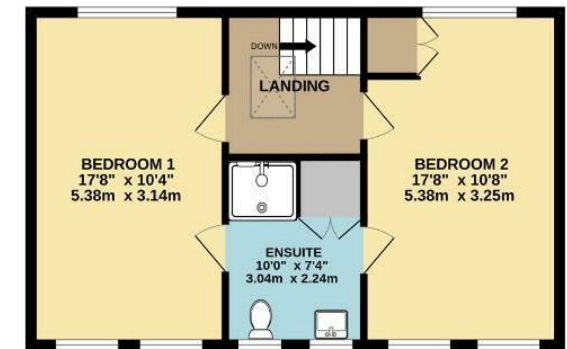
GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



2ND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.7 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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