



jordan fishwick

124 Kingsbrook Road, Whalley Range, M16 8NT

Guide Price £625,000

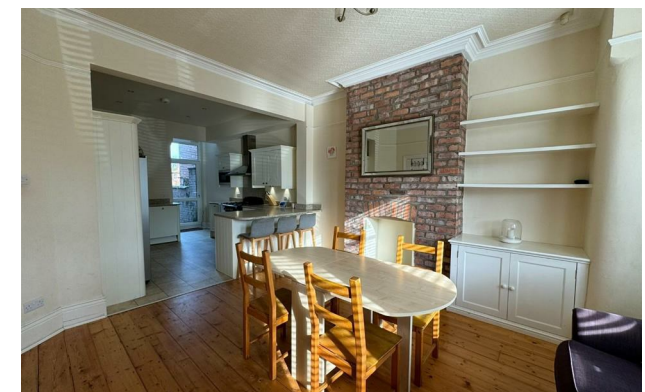


The Property

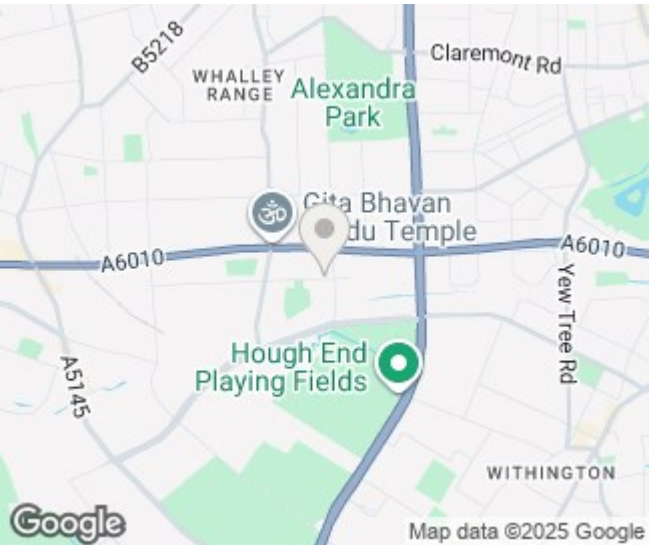
A superbly presented FIVE DOUBLE BEDROOM, THREE BATHROOM MID TERRACE PERIOD FAMILY RESIDENCE of grand proportions, providing spacious and versatile family ACCOMMODATION OVER THREE FLOORS AND CELLARS. This delightful property boasts MANY ORIGINAL FEATURES throughout and is ideally situated within only a short stroll of all local amenities and transport links, schools as well as Alexandra Park. The splendid accommodation briefly comprises: covered porch, spacious entrance hallway with original wooden flooring and stained glass windows, OPEN PLAN DINING/KITCHEN with solid granite worktops and shaker style units, 17ft lounge with LOG BURNING STOVE, cloakroom w/c. To the first floor are three well proportions double bedrooms, the main featuring a large bay window and EN-SUITE shower room, plus main family bathroom with freestanding roll top bath. The second floor reveals two further double bedrooms, a study and additional shower room while the multiple cellar chambers provide useful storage space as well as scope for conversion to additional living accommodation. Externally, to the front of the property is a walled garden with mature plants and shrubbery and gated path leading to the front door while to the rear, a delightful fenced and enclosed garden benefits from a large Indian sandstone patio, lawn and well stocked beds. An internal viewing is most strongly recommended. Sold with no onward chain. Council Tax: D.


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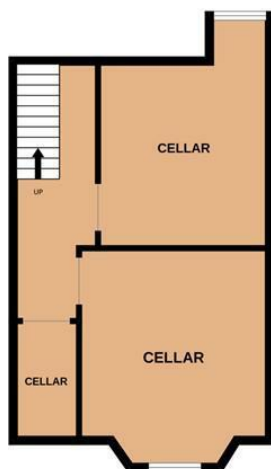
- NO CHAIN
- Superbly presented mid terrace period property of grand proportions
- Five double bedrooms, three bathrooms plus cloakroom/wc
- Spacious and versatile accommodation over three floors and cellars
- Many original features retained
- Short stroll to all local amenities, schools, transport links and parks
- Open plan dining kitchen with solid granite worktops
- 17ft lounge with log burning stove
- Ideal family home
- Council Tax: D



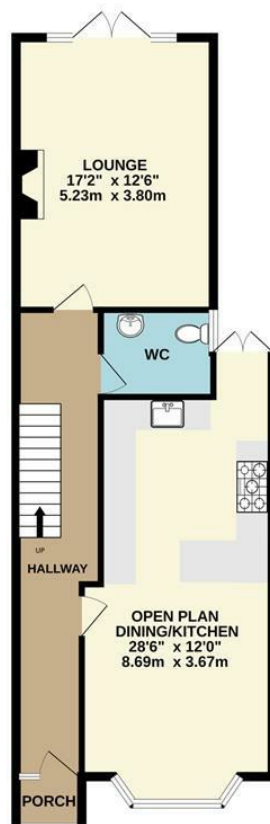
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



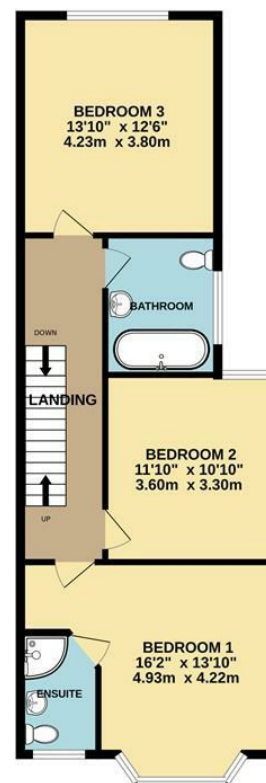
BASEMENT
410 sq.ft. (38.1 sq.m.) approx.



GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.3 sq.m.) approx.



2ND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 2290 sq.ft. (212.7 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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