



jordan fishwick

1 College Drive, Whalley Range, M16 0AD

Guide Price £550,000



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The Property

A substantial DETACHED property, located on a popular road, well placed for local amenities, shops, schools, Chorlton village and the Metro. Set within an excellent plot with attractive gardens to both front and rear, the accommodation comprises: entrance porch, hallway, cloakroom/wc, lounge, sitting room and fitted dining kitchen. To the first floor there are FOUR well proportioned bedrooms and a bathroom with a three piece suite with a roll top claw foot bath. Very large loft space measuring approximately 55 square meters. Great potential for Loft Conversion. Gas central heating and double glazing are installed. There is a lawned front garden and a side garden and pathway runs through to the rear garden with brick built GARAGE and driveway, lawn, garden store, flower beds with plants and shrubs. Ideal for a couple or family, viewing of this splendid home is highly recommended. NO CHAIN.

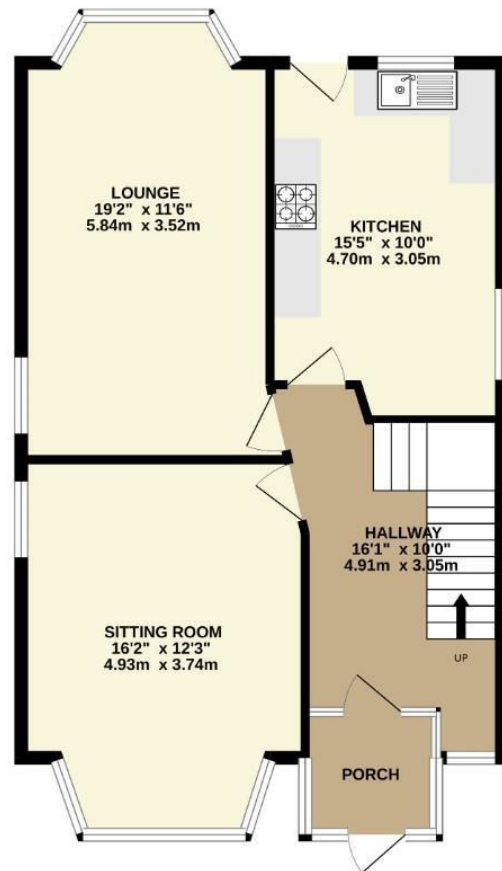
- A traditional DETACHED property
- FOUR excellent bedrooms
- TWO reception rooms & fitted dining kitchen
- Good sized plot with gardens to front & rear
- Driveway & DETACHED GARAGE
- Ideal for a family
- Well placed for local amenities, the Metro and city centre
- Gas central heating & double glazing installed
- Very large loft space measuring approximately 55 square meters. Great potential for Loft Conversion.
- NO CHAIN



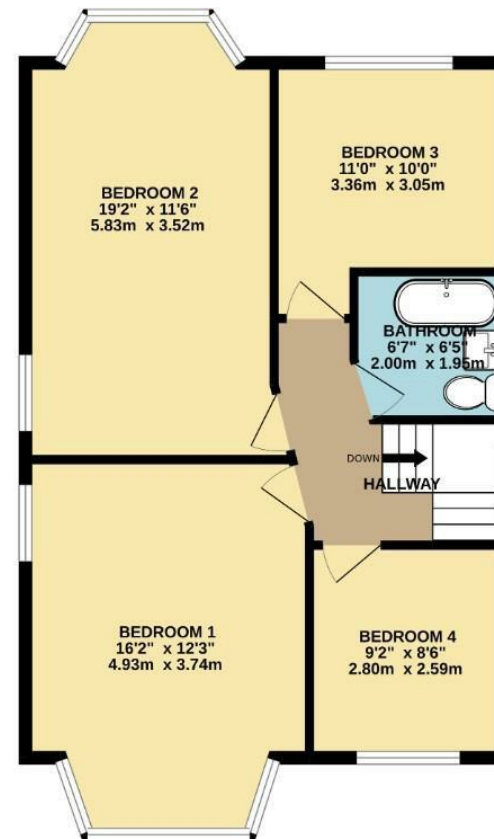
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
		55
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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