



jordan fishwick

131 College Road, Whalley Range, M16 0AA

Guide Price £675,000



The Property

Located on highly regarded TREE-LINED ROAD in the leafy South Manchester suburb of Whalley Range is this well presented and EXTENDED FIVE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY offering in excess of 2000qft versatile family ACCOMMODATION OVER THREE FLOORS and cellars. This superb property boasts both a SOUTHERLY FACING GARDEN as well as a DRIVEWAY providing off road parking and will prove an ideal family home, with three well proportioned reception rooms and a wealth of original features retained throughout. The property is ideally located for all local amenities being within walking distance or multiple local schools, parks and Chorlton Village. The accommodation briefly comprises: covered porch, spacious entrance hallway, lounge with large bay window and LOG BURNING STOVE and bi-folding doors opening to the dining room, kitchen, family room with large skylight window and French patio doors opening to the rear garden, study, w/c, utility area. To the first floor there are four good sized double bedrooms and main family bathroom/wet room while the second floor reveals a fifth double bedroom and shower room. The cellar chambers provide useful storage space and benefit from both internal and external access. Double glazing and gas central heating have been installed. Externally, to the front of the property is a driveway providing off road parking for two vehicles and a garden with mature plants and shrubbery. To the rear, a fenced and enclosed garden enjoys a sunny South-Westerly aspect with a large stone flagged patio area and mature plants and shrubbery. Council tax band C. EPC rating D.

**131 College Road, Whalley
Range, Manchester, M16 0AA**

Guide Price £675,000



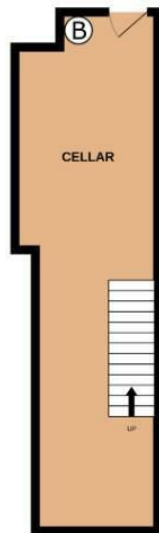
- Substantial semi detached period property on a well regarded tree-lined road
- Five double bedrooms and three reception rooms
- South-West facing rear garden
- Driveway providing off road parking
- Spacious, versatile accommodation over three floors and cellars
- Many original features retained
- Walking distance to multiple local schools, parks and all local amenities
- Ideal family home
- Council tax band C. EPC rating D.



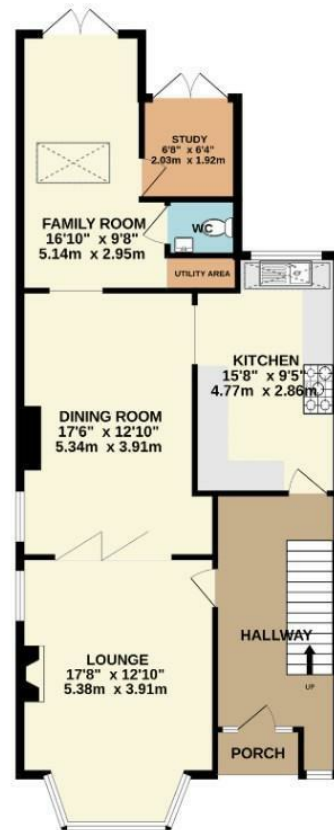
| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | 67 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



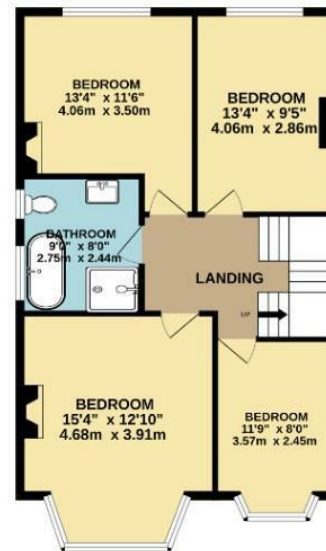
BASEMENT
290 sq.ft. (26.8 sq.m.) approx.



GROUND FLOOR
810 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
695 sq.ft. (63.7 sq.m.) approx.



2ND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 2315 sq.ft. (215.1 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.

Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington