



Jordan Fishwick

41 Victoria Road, Whalley Range, M16 8DQ
Guide Price £470,000



41 Victoria Road, Whalley Range, Manchester, M16 8DQ

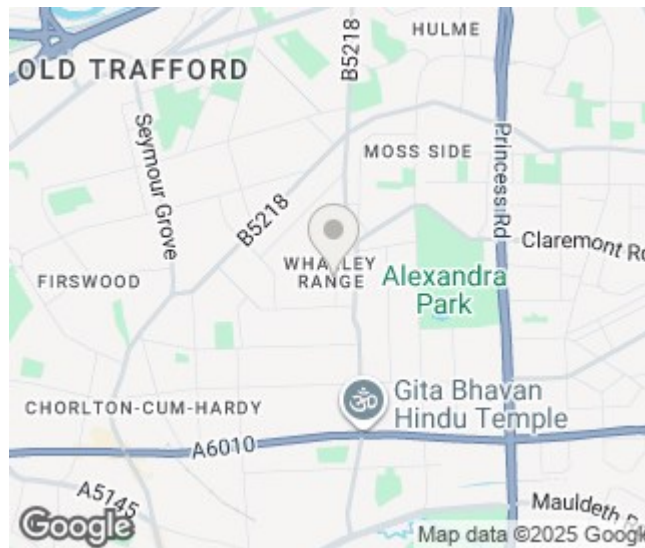
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The Property

A beautifully presented and stylishly decorated **THREE BEDROOM SEMI DETACHED 1930S PROPERTY** of character located on a quiet residential road in the leafy suburb of Whalley Range. This delightful property boasts a superbly landscaped **WEST FACING GARDEN** as well as a gated **DRIVEWAY** providing ample off road parking and will prove an ideal family home. The property has been tastefully updated by the current owners while retaining **MANY ORIGINAL FEATURES** such as the encapsulated original stained glass windows and fireplaces and is located only a short stroll from all local amenities and transport links as well as multiple schools and parks. The accommodation briefly comprises: entrance hallway, 15ft lounge with large bay window, sitting/dining room with French patio doors opening to the rear garden, kitchen. To the first floor there are three good sized bedrooms, recently refitted shower room and separate w/c. Double glazing and gas central heating have both been installed throughout. Externally, to the front of the property is a well maintained walled garden and gated driveway which extends to the side. To the rear, a superbly landscaped fenced and enclosed garden enjoys a sunny westerly aspect and features an Indian sandstone patio, ornamental pond and large beds stocked with a vast array of mature plants and shrubs. An internal viewing of this fine home is highly recommended.

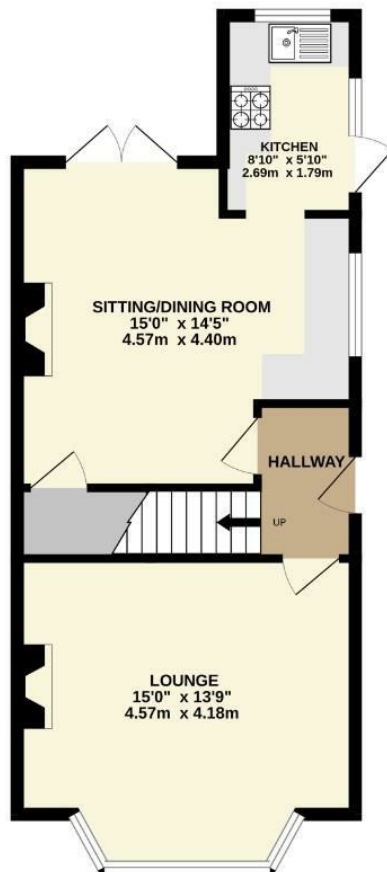
- Superbly presented semi detached 1930s property
- Many original features retained
- West facing rear garden
- Gated driveway providing off road parking
- Stylishly decorated throughout
- Encapsulated original stained glass windows
- Well placed for all local amenities, schools and transport links
- Ideal for a couple or family
- Council Tax: B



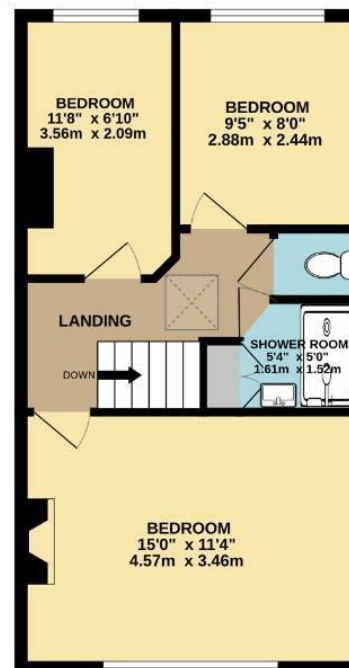
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (85.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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