



*Jordan fishwick*

1 College Drive, Whalley Range, M16 0AD

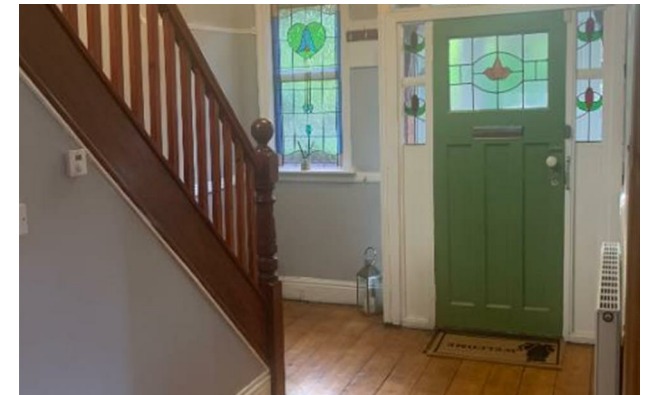
Guide Price £550,000





**College Drive M16 0AD**

**Guide Price £550,000**



### 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. 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.





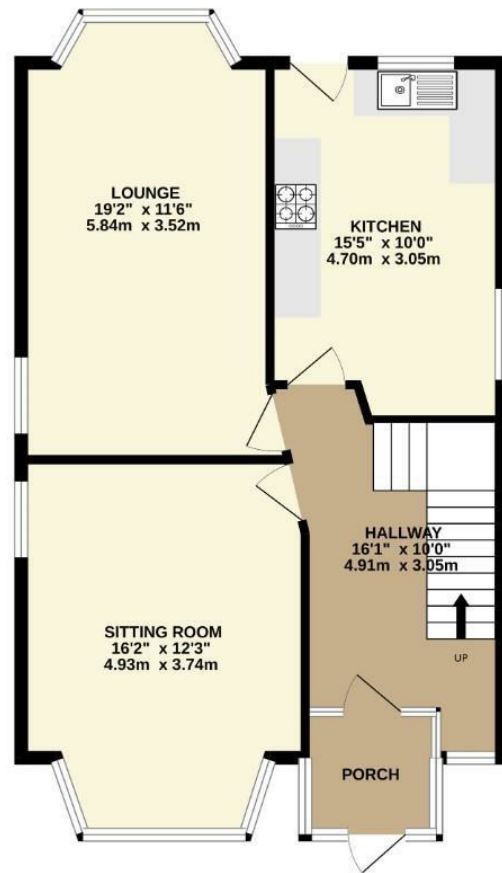
- A traditional DETACHED property
- FOUR excellent bedrooms
- TWO reception rooms & fitted dining kitchen
- Good sized plot with gardens to front & rear
- Driveway & DETACHED GARAGE
- Ideal for a family
- Well placed for local amenities, the Metro and city centre
- Gas central heating & double glazing installed
- NO CHAIN



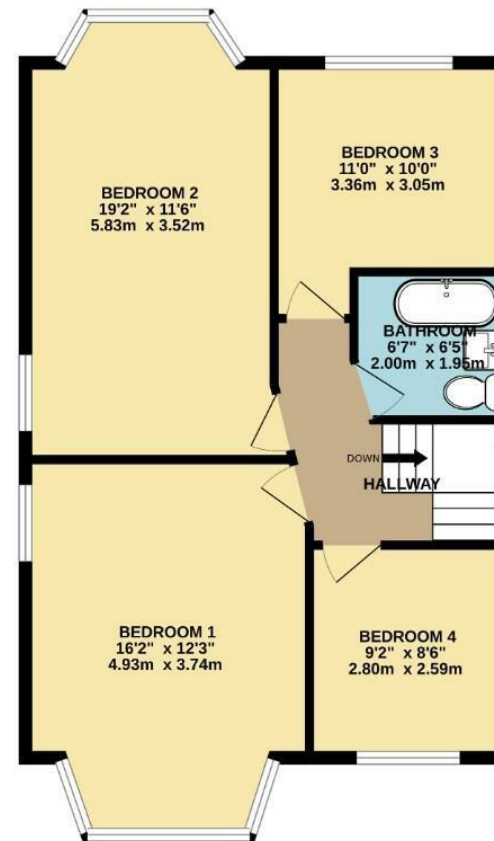
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp;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