



*Jordan fishwick*

153 College Road, Whalley Range, M16 0AA

Guide Price £550,000

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### The Property

**\*\*\*NO CHAIN\*\*\*** Located on a highly regarded road in the leafy suburb of Whalley Range is this **FOUR DOUBLE BEDROOM SEMI DETACHED PERIOD FAMILY RESIDENCE** providing spacious and versatile accommodation throughout. **IN NEED OF MODERNISATION**, this superb property will prove an ideal family home, benefitting from both a **DRIVEWAY** providing off road parking as well as a **SOUTH WEST FACING REAR GARDEN**. There are **MANY ORIGINAL FEATURES RETAINED** and there is scope to convert both the loft and cellars to additional living accommodation. Located only a short stroll from all local amenities, transport links and schools, this superb property is certainly not one to be missed. The accommodation briefly comprises: enclosed porch, spacious entrance hallway, 18ft lounge with dual aspect original stained glass windows, sitting/dining room with large bay window and patio door to the rear garden, 20ft dining kitchen, bathroom. To the first floor there are four well proportioned double bedrooms and spacious main bathroom fitted with a four piece suite. The multiple cellar chambers provide useful storage space and a shower room. Gas central heating has been installed throughout. Externally, to the front of the property is a garden with mature trees and shrubbery as well as a driveway providing off road parking for one vehicle. To the rear, a superb South West facing garden extends to approximately 65ft in length and has been mainly laid to lawn with a substantial storage shed/garage with vehicular access from the rear via Milton Grove. An internal viewing is most highly recommended. Sold with no onward chain. Council Tax Band C.

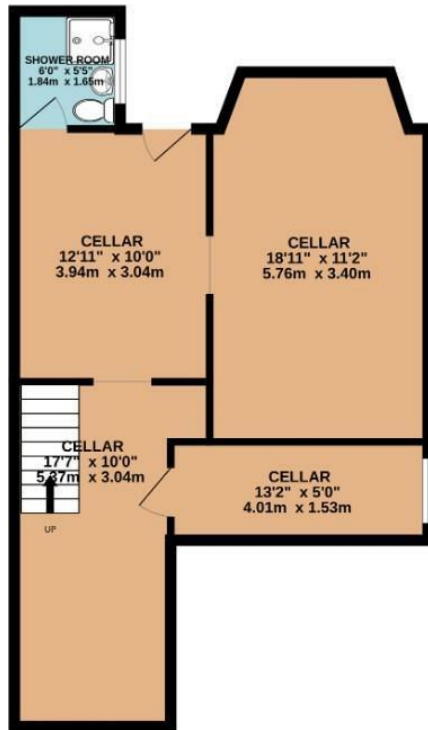
- NO CHAIN
- Four double bedroom semi detached period property
- In need of modernisation
- South West facing garden
- Driveway providing off road parking
- Many original features retained
- Well regarded tree-lined road in a leafy suburb
- Short stroll from all local amenities, schools, transport links and parks
- Ideal family home
- Scope to convert both the loft and cellars



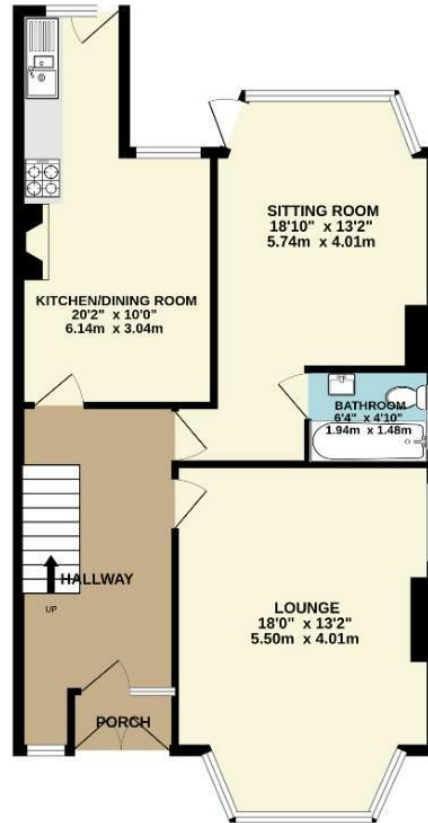
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



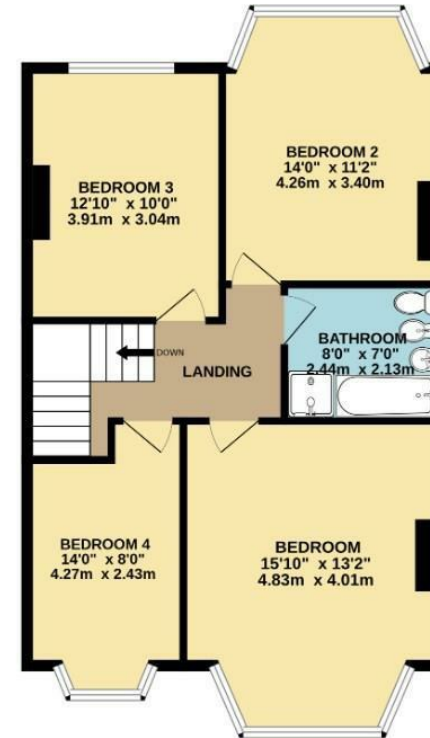
**BASEMENT**  
578 sq.ft. (53.7 sq.m.) approx.



**GROUND FLOOR**  
740 sq.ft. (68.7 sq.m.) approx.



**1ST FLOOR**  
706 sq.ft. (65.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2024 sq.ft. (188.0 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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