



Jordan fishwick

69 Victoria Road, Whalley Range, M16

Guide Price £725,000

Victoria Road Manchester M16 8DQ

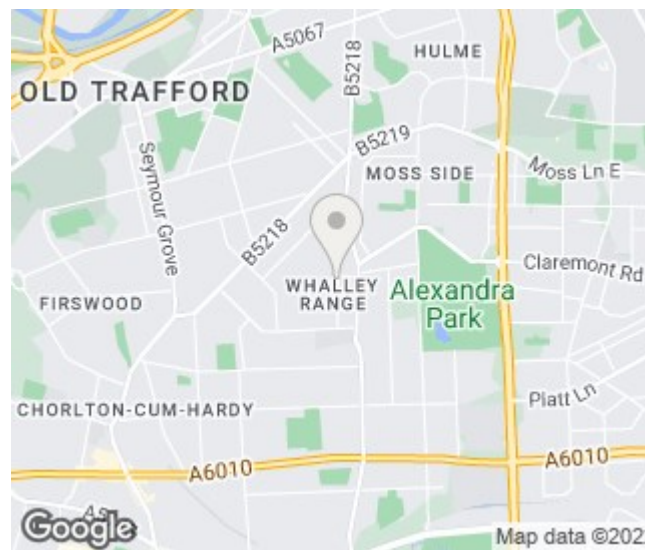
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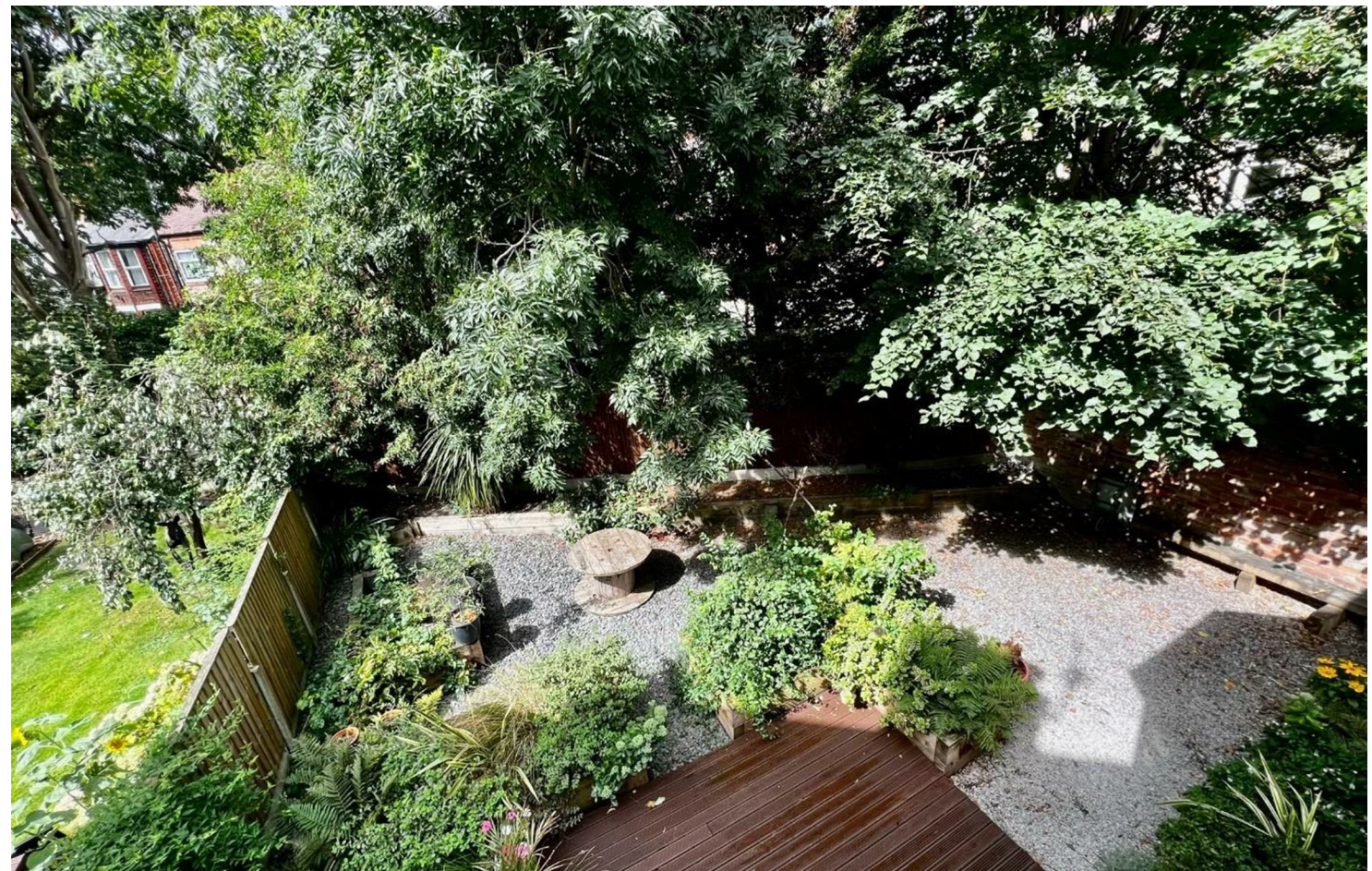
The Property

Situated on a quiet residential road in a leafy area of Whalley Range, a truly delightful FOUR DOUBLE BEDROOM DETACHED PERIOD PROPERTY, offering approximately 2000SQFT ACCOMMODATION OVER TWO FLOORS and cellars. This splendid property, having been tastefully decorated throughout by the current owners, boasts TWO RECEPTION ROOMS, A SPACIOUS DINING KITCHEN + HOME GYM and further benefits from a LANDSCAPED WEST FACING REAR GARDEN and a driveway providing OFF ROAD PARKING FOR MULTIPLE VEHICLES. Located only a short stroll from all local amenities and Alexandra Park, this charming property will prove an ideal family home. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and patio doors to the rear garden, sitting/dining room with large bay window, beautiful dining kitchen with sage green units and integrated appliances, cloakroom w/c. The lower ground floor reveals a home gym, shower room, utility room and store room. To the first floor there are four double bedrooms, all of excellent proportions, and bathroom fitted with a splendid three piece suite including whirlpool spa bathtub. Externally, both a garden and a driveway, providing off road parking for multiple vehicles, can be seen to the front of the property whilst to the rear, a superb landscaped garden with wooden decking, decorative gravel and raised beds with wooden boundaries. Both double glazing and gas central heating have been installed throughout and an internal viewing of this fine home is most highly recommended.

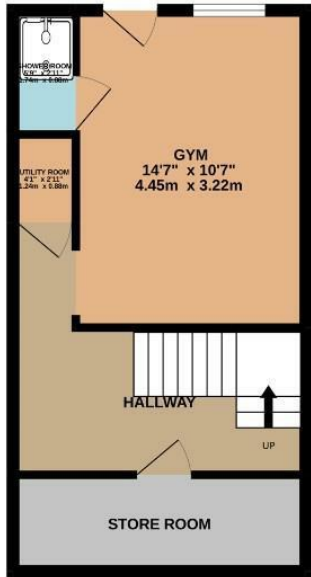
- Superbly presented DETACHED period property
- Four double bedrooms and two reception rooms
- Tastefully modernised and updated throughout by the current owners
- Scope to convert loft to an additional two bedrooms plus shower room
- Quiet residential road in a leafy area of Whalley Range
- Landscaped West facing rear garden
- Driveway providing off road parking for multiple vehicles
- Double glazing and gas central heating throughout
- Cellars used as home GYM
- Ideal family home



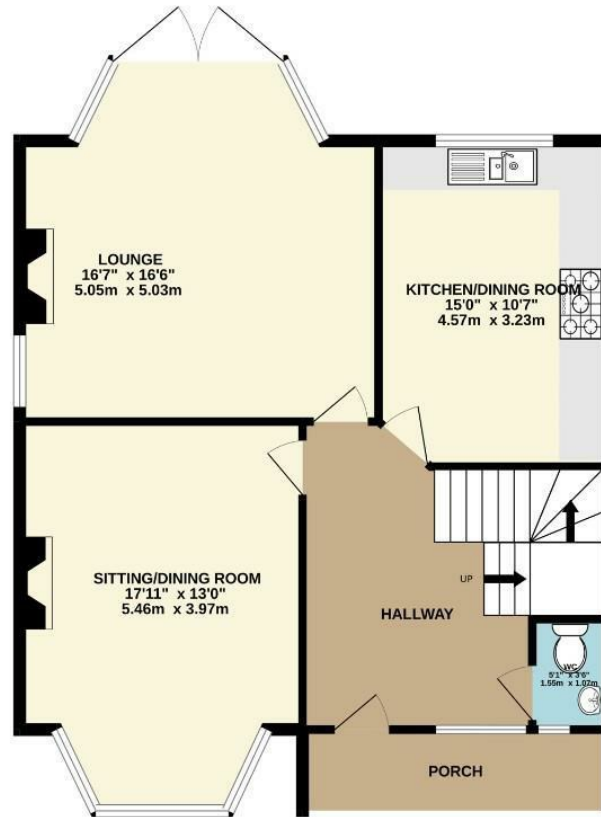
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



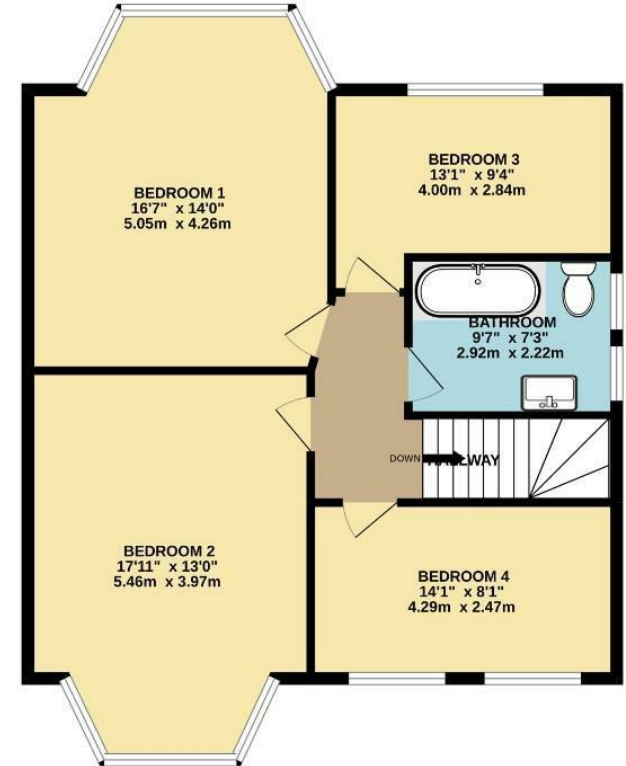
BASEMENT
348 sq.ft. (32.3 sq.m.) approx.



GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
798 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 1986 sq.ft. (184.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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