



jordan fishwick

189 Withington Road, Whalley Range, M16 8HF
Guide Price £895,000

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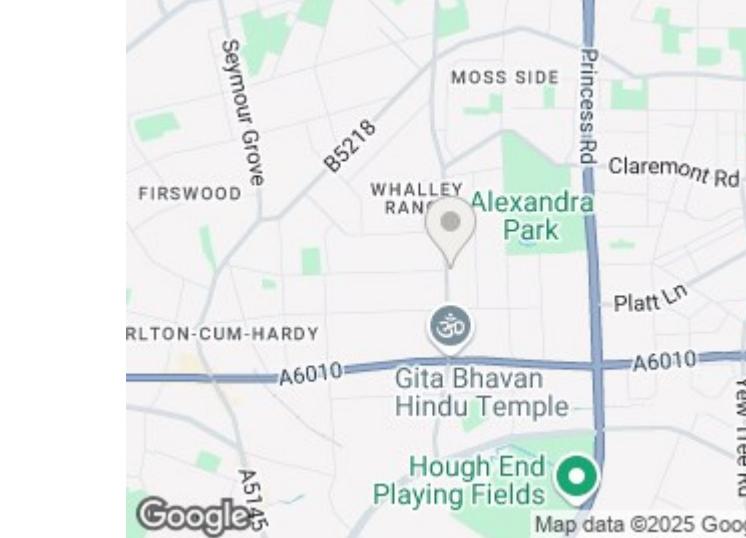


The Property

A superbly presented and significantly EXTENDED FIVE DOUBLE BEDROOM SEMI DETACHED 1930s PROPERTY having recently undergone a back-to-brick renovation to create a contemporary family home of grand proportions. Offered for sale in MOVE-IN READY CONDITION, this delightful property boasts both an approximately 165ft REAR GARDEN as well as a DRIVEWAY FOR 5+ VEHICLES and provides spacious and versatile accommodation throughout. With a 36FT OPEN PLAN LIVING/DINING/KITCHEN with vaulted ceilings and ACCOMMODATION OVER THREE FLOORS, this delightful property is not one to be missed. The property further benefits from being within only a short walk from all local amenities, transport links, multiple schools and Alexandra Park. The accommodation briefly comprises: large enclosed porch, spacious entrance hallway, sitting room, currently a home gym, with large bay window, 24ft lounge open to the dining kitchen with solid QUARTZ WORKTOPS and full width bi-folding doors opening to the rear garden, utility room, cloakroom w/c. To the first floor there are four well proportioned double bedrooms and main family bathroom, fitted with a three piece suite with over bath shower. The second floor reveals the main bedroom suite comprising 24ft bedroom, en-suite shower room with double vanity and access to eaves storage space. Both double glazing and gas central heating have been installed throughout with underfloor heating throughout the main living area. Externally, to the front of the property is a block paved driveway providing off road parking for multiple vehicles. To the rear, a superb garden extends to approximately 165ft in length and is mainly laid to lawn with a large stone patio area and mature trees and shrubbery. An internal viewing of this magnificent property is most highly recommended. Council Tax Band D. EPC rating D

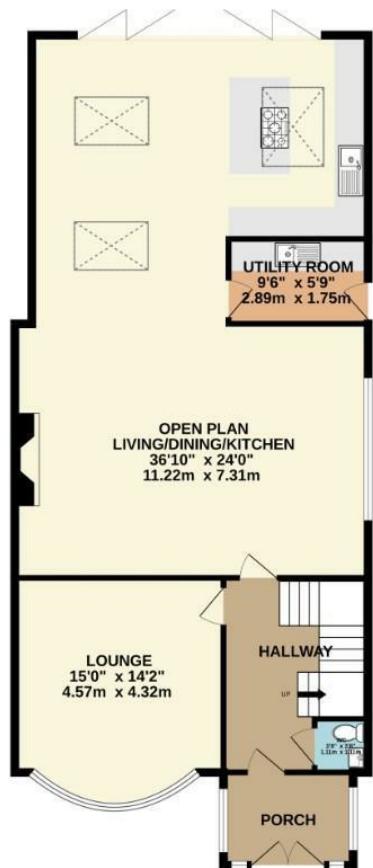


- Superbly presented and significantly extended 1930s semi detached property
- Five double bedrooms and 2.5 bathrooms
- 165ft rear garden (approx.)
- 36ft open plan living/dining/kitchen
- Off road parking for 5+ vehicles
- Totally renovated throughout by the current owners
- Magnificent family home with accommodation over three floors
- 24ft main bedroom with en-suite
- Well placed for all local amenities, schools and parks
- Council Tax Band D. EPC rating D

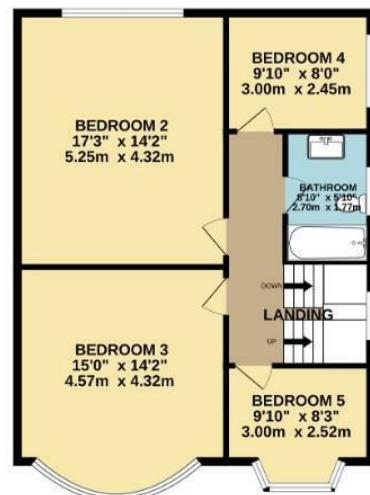


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		73
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
1250 sq.ft. (116.1 sq.m.) approx.



1ST FLOOR
757 sq.ft. (70.3 sq.m.) approx.



2ND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 2600 sq.ft. (241.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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