



jordan fishwick

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



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

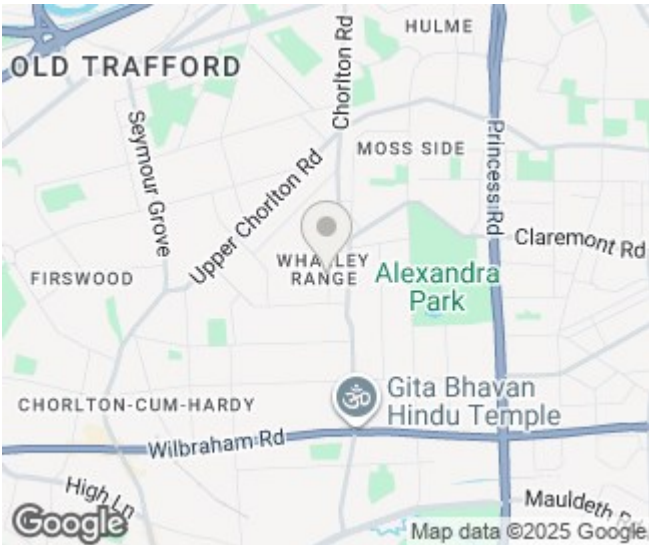
Guide Price £470,000



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.

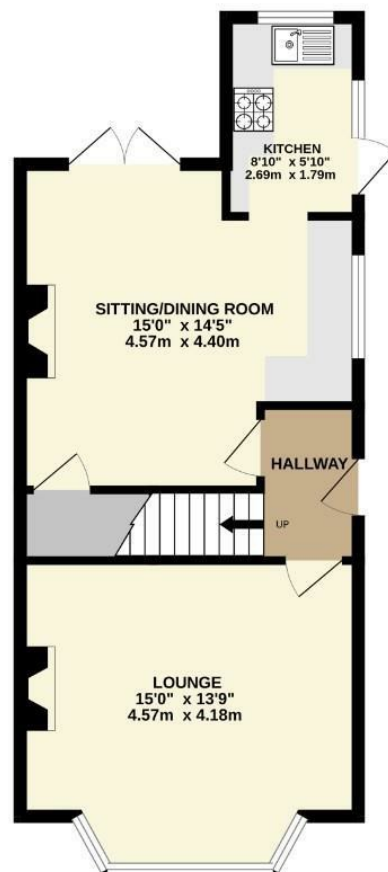
- Superbly presented semi detached 1930s property
- Many original features retained
- West facing rear garden
- Gated driveway providing off road parking
- Stylishly decorated throughout
- Encapsulated original stained glass windows
- Well placed for all local amenities, schools and transport links
-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



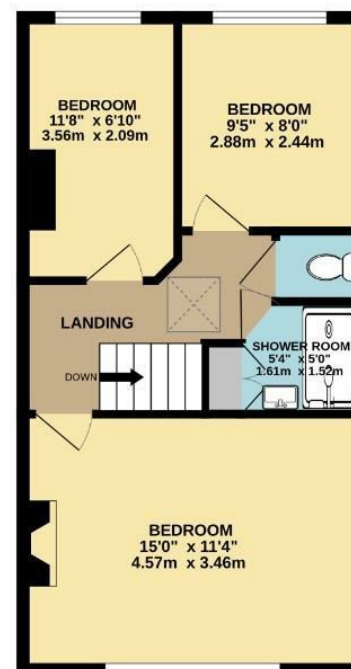
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	71
England & Wales		EU Directive 2002/91/EC



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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