



jordan fishwick

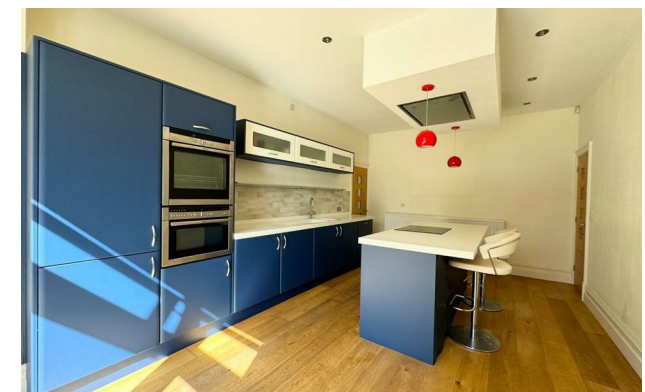
49 Brantingham Road, Whalley Range, M16 8PP

Guide Price £595,000



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The Property

NO CHAIN A beautifully presented and EXTENDED FOUR DOUBLE BEDROOM SEMI DETACHED 1930s PROPERTY located on a well regarded road in the leafy South Manchester suburb of Whalley Range. Boasting a truly delightful landscaped SOUTHERLY FACING GARDEN as well as a DRIVEWAY AND GARAGE providing off road parking for multiple vehicles, this superb property will prove an ideal family home and offers spacious, versatile accommodation throughout. Well placed for all local amenities and only a short stroll from multiple local schools and parks, this splendid home is offered for sale in MOVE-IN READY condition and is certainly not one to be missed. The accommodation briefly comprises: entrance hallway, lounge with large bay window overlooking the rear garden, sitting / dining room, dining kitchen with large centre island and French patio doors opening to the rear garden, utility room, w/c. To the first floor there are four good sized bedrooms, the main with large bay window and shower room. Both double glazing and gas central heating have been installed throughout and the property also benefits from solar panels fitted to the roof. Externally, to the front of the property is a walled garden with well stocked beds and driveway, extending to the side of the property and leading to the detached garage. To the rear, a beautifully landscaped garden featured a large lawn, Indian sandstone patio areas and multiple large beds with an array of mature plants and shrubbery. Early viewing is most highly recommended. Council Tax: D.

- NO CHAIN
- Beautifully presented extended four bedroom semi detached property
- Two reception rooms + dining kitchen
- Landscaped Southerly facing rear garden
- Driveway and garage providing off road parking
- Well placed for all local amenities, schools, parks and transport links
- Ideal move-in ready family home
- Utility room + downstairs w/c
- Council Tax: D. EPC D



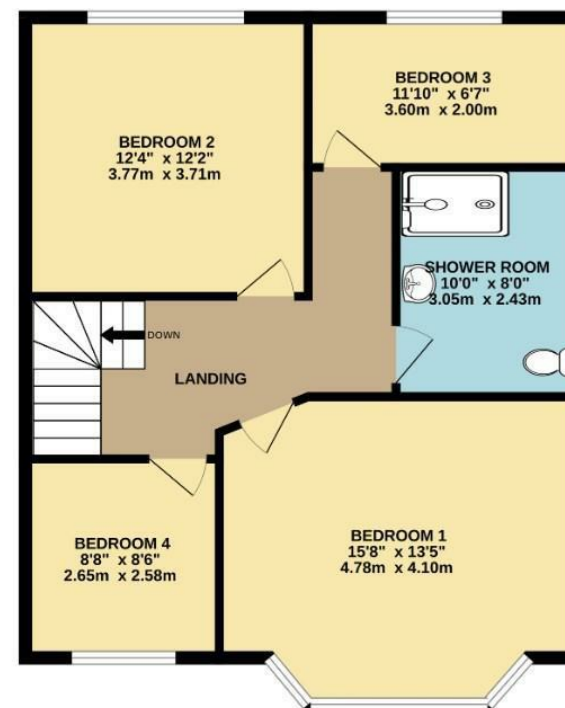
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
865 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1560 sq.ft. (144.9 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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