



Jordan fishwick

17 Park Drive, Whalley Range, M16 0AF

Guide Price £475,000



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Range, Manchester,
M16 0AF**
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The Property

*****NO CHAIN***** Situated on a quiet residential road in Whalley Range, a beautifully presented bay fronted **THREE DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY**, offering spacious and light family accommodation throughout. This splendid property boasts both **OFF ROAD PARKING** as well as a **LARGE LANDSCAPED REAR GARDEN**, and further benefits from a **GARAGE** which is located directly behind the property, so that pedestrian's access from the garage into the back garden could easily be facilitated. The splendid accommodation briefly comprises: enclosed porch, entrance hallway, large lounge with bay window, **OPEN PLAN DINING/KITCHEN/FAMILY ROOM** with bay window and patio doors to the rear garden, utility room. To the first floor there are three well proportioned double bedrooms, bathroom with a modern three piece suite including walk-in shower and separate w/c. Externally, to the front of the property there is a driveway providing off road car parking and garden with mature trees and shrubbery. To the rear, a beautifully landscaped garden with ornamental pond, large paved patio and lawn. Both double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended.



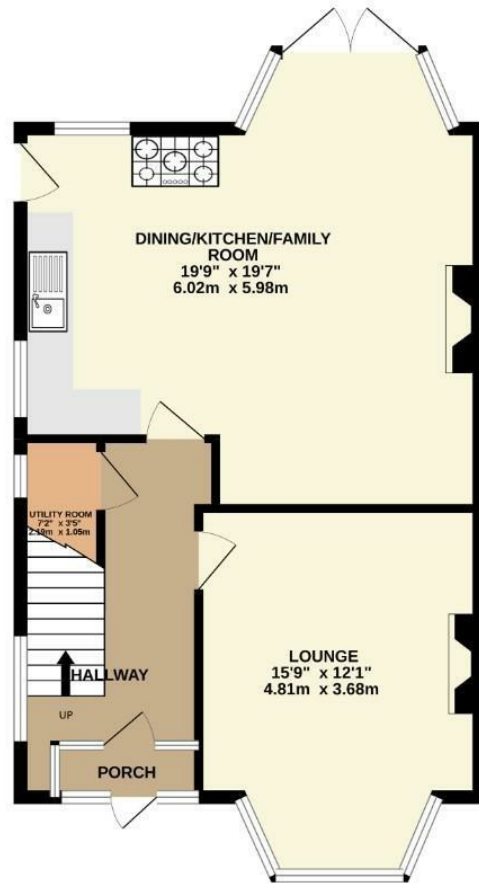
- Spacious and well presented bay fronted semi detached property
- Lounge & open plan dining kitchen
- Three good sized bedrooms
- Gas central heating & double glazing installed
- Attractive well stocked rear garden
- Offered in good order throughout
- Ideal family home
- Popular & well regarded road
- Retaining many original characteristics
- Garage located from College Drive.



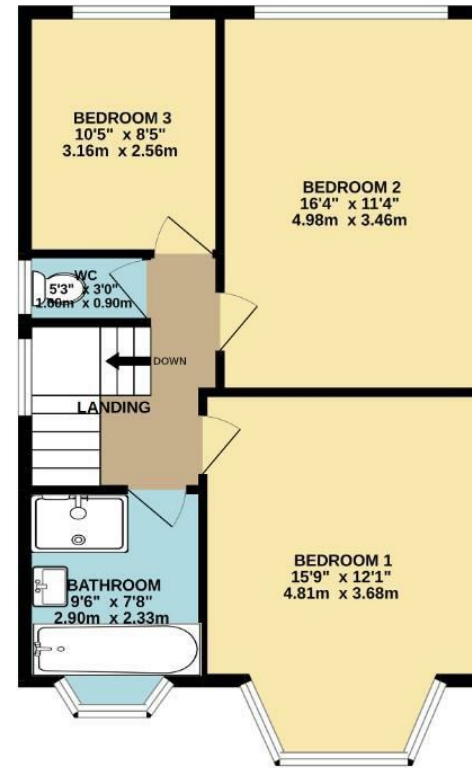
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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