



jordanfishwick

10 Fry Street, Whalley Range, M16 8PB
Guide Price £495,000



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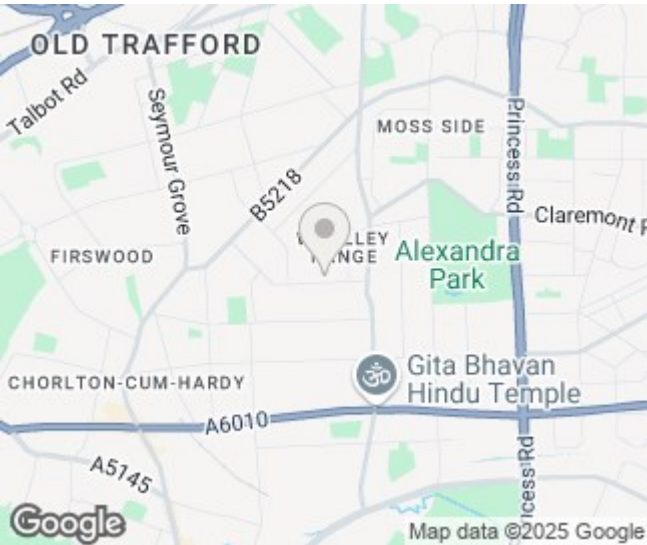
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The Property

Nestled on a quiet residential CUL-DE-SAC just off College Road is this superbly presented FOUR/FIVE BEDROOM MODERN TOWNHOUSE offering in excess of 1500sqft spacious, versatile family ACCOMMODATION OVER THREE FLOORS. This wonderful property is ideally placed within only a short stroll of all local amenities, schools and parks and benefits from a DRIVEWAY AND GARAGE providing off road parking as well as a delightful, landscaped low maintenance rear garden. Offered for sale in MOVE-IN READY CONDITION having been tastefully updated and decorated by the current owners to create a stylish yet practical family home, this splendid property is certainly not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, 19ft open plan living/dining/kitchen, w/c, garage. To the first floor there is a spacious lounge with full height picture window overlooking the rear garden, one double bedroom, shower room and study/bedroom while the second floor reveals the main bedroom with balcony and jack-and-gill bathroom plus two further good sized bedrooms. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is block paved driveway leading to the garage, beds stocked with an array of plants and shrubs as well as a timber bin store while to the rear, a fenced and enclosed garden features a large stone flagged patio area, artificial lawn and raised bed with timber boundaries. An internal viewing is most highly recommended. Council Tax: D. EPC: B

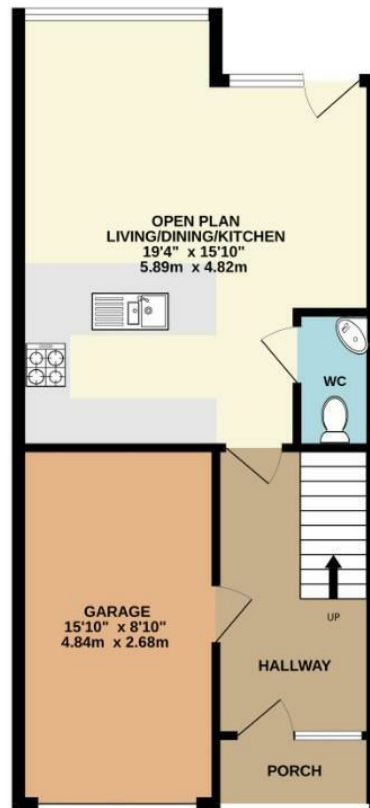
- Superbly presented modern townhouse
- Four/Five bedrooms and two reception rooms
- Quiet residential CUL-DE-SAC
- Driveway and garage providing off road parking
- Move-in ready condition
- 19ft open plan living/dining/kitchen
- Walking distance to all local amenities, schools and parks
- Ideal family home with spacious accommodation over three floors
- Council Tax: D. EPC: B



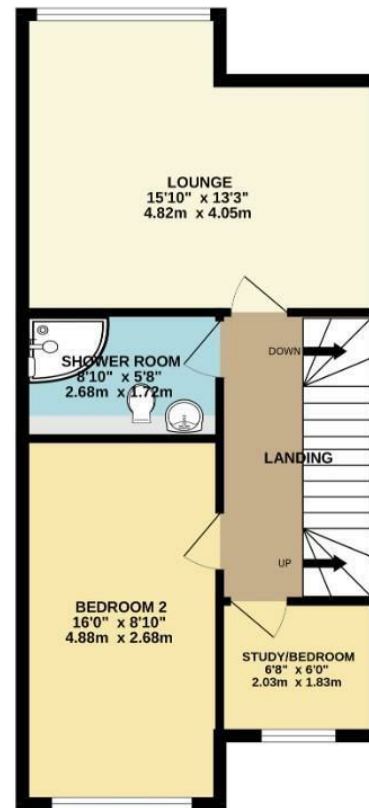
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



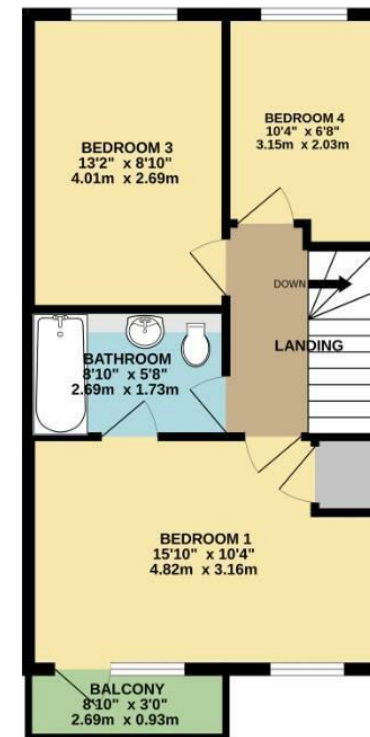
GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



2ND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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