

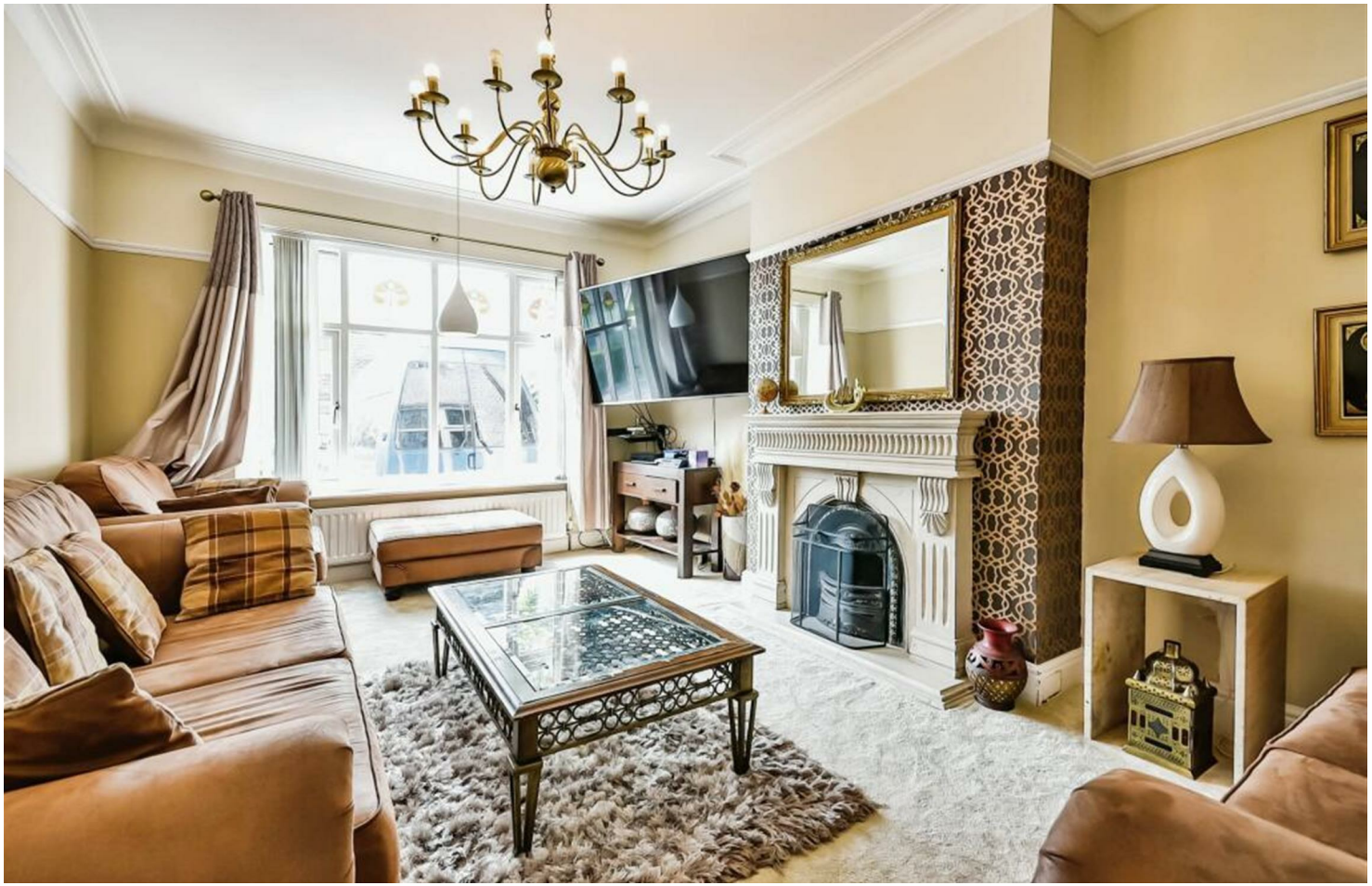
jordan fishwick

13 Woodlands Road, Whalley Range, M16 8WR

Guide Price £725,000

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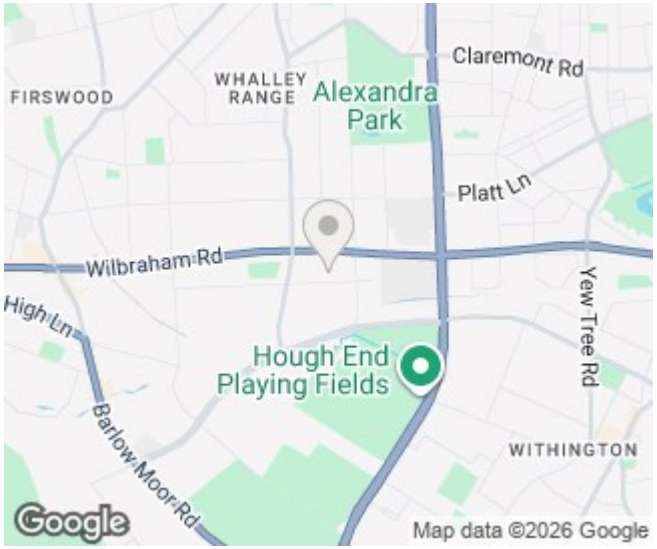
The Property

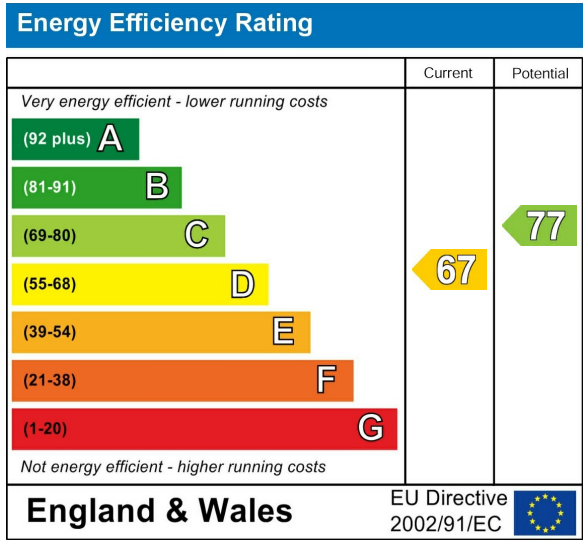
A superbly presented SIX DOUBLE BEDROOM SEMI DETACHED PERIOD PROPERTY well placed for all local amenities and transport links in Chorlton Village. This delightful property is situated in the leafy suburb of Whalley Range and provides spacious, versatile ACCOMMODATION OVER THREE FLOORS ideal for a growing family. The property positioned within only a short stroll from multiple local schools and parks benefits from a driveway providing ample off road parking as well as having had MANY ORIGINAL FEATURES retained. The accommodation briefly comprises: entrance hallway, 18ft lounge, family room, sitting/dining room, spacious kitchen with French patio doors opening to the landscaped garden, home office, utility, wet room and separate w/c. To the first floor there are four double bedrooms, each of excellent proportions, shower room and separate w/c while the second floor reveals two further double bedrooms, one with large en-suite bathroom. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a driveway providing off road parking while to the rear, a good sized fenced and enclosed garden features a covered patio area and artificial lawn. An internal viewing is most strongly recommended.

- Superbly presented semi detached Edwardian property
- Six double bedrooms + three reception rooms
- Spacious and versatile accommodation over three floors
- Driveway providing off road parking
- Well placed for Chorlton Village
- Home office and useful utility room
- Many original features retained
- Ideal family home
- Walking distance to all local amenities, schools and parks
- Council Tax: D. EPC: D



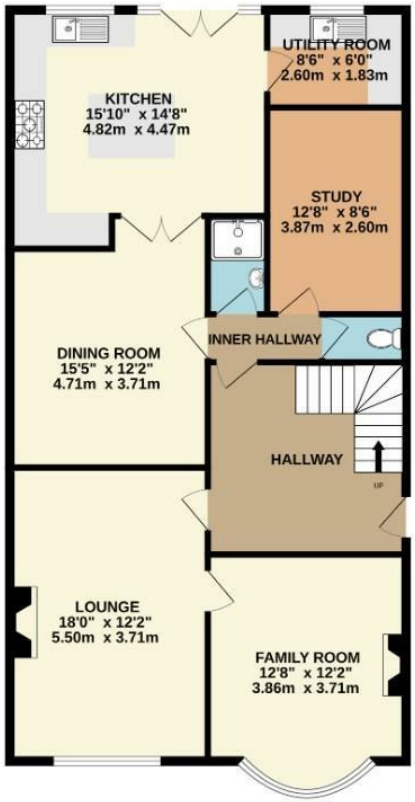




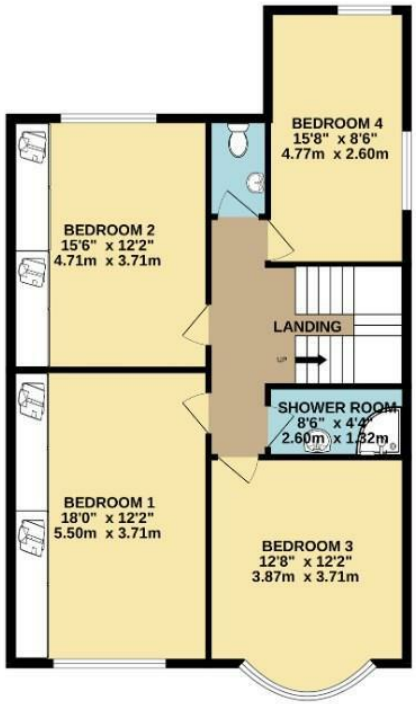




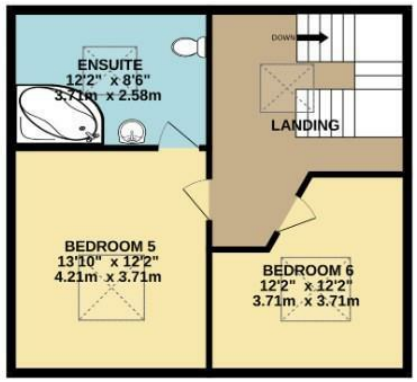
GROUND FLOOR
1124 sq.ft. (104.4 sq.m.) approx.



1ST FLOOR
883 sq.ft. (82.1 sq.m.) approx.



2ND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 2550 sq.ft. (236.9 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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