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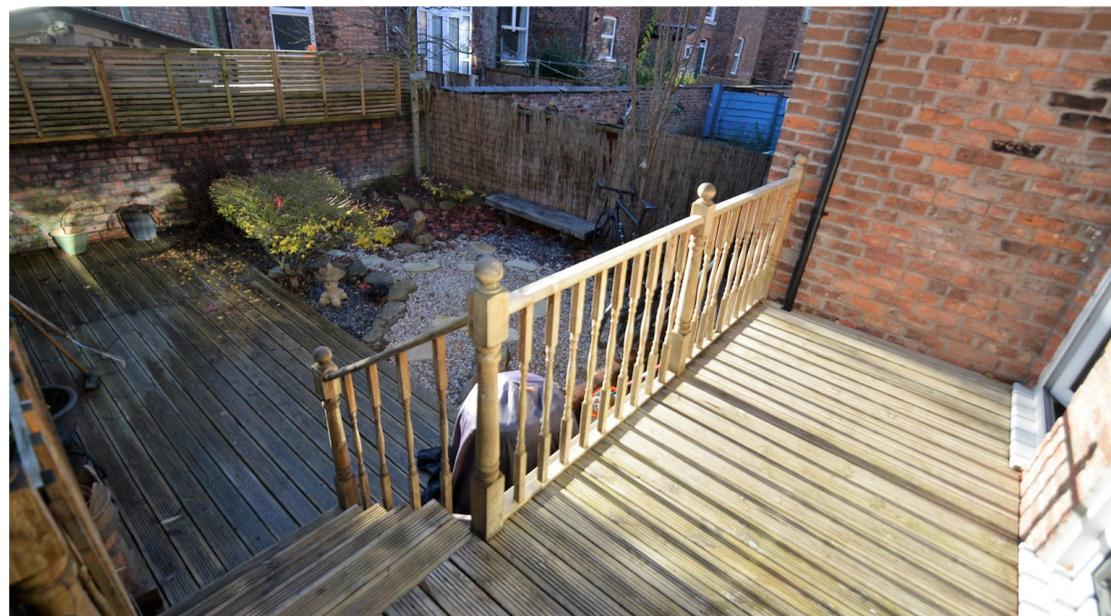
Bedrooms



1

Bathroom





TRADING PLACES are pleased to have available this substantial bay fronted middle terraced property with stylish accommodation over four floors and providing versatile accommodation suitable for the growing family. The property is located on a pleasant tree-lined road within a popular area and is conveniently placed for both Chorlton village and the City Centre. The accommodation comprises of entrance porch, entrance hall, lounge, separate dining room, a superb re-fitted dining kitchen down stairs cloak room. To the basement there are two main cellar chambers. To the first floor there are bedrooms and an attractive fitted bathroom with w.c combined. To the second floor there is an excellent versatile loft room complete with skylight window. There are gardens to front and excellent relaxing landscaped rear garden with balcony. Viewing recommended.

Situated on a popular residential road off Withington Road in Whalley Range being well positioned for the City centre, Chorlton and fantastic motorway links, Manchester International Airport and the local amenities available close to hand and Manley park and Alexandra Park are but a short walk away.

#### Entrance Porch

Enclosed entrance porch.

#### Entrance Hall

Stripped and varnished floorboards, stripped solid wood entrance door with inset decorative window. Stairs to the first floor with decorative balustrade, central heating radiator.

#### Lounge

15' 6 x 13' 10

Stripped wooden floor, feature fireplace surround with over mantle, hearth and display alcove. Covings to ceiling. Double glazed bay window

#### Dining Room

15' 1 x 9' 10

Double glazed patio doors opening onto the raised wooden deck balcony which overlooks the rear garden. Stripped and varnished wooden floor. Display alcove to chimney breast. Covings and picture rails. Central heating radiator.

#### Balcony

Accessed from both kitchen and rear reception, this wooden decked balcony has steps leading to the low maintenance Zen landscaped rear garden.

#### Kitchen/Diner

13' 1 x 9' 10

Fitted with a range of matching Country Style wall and base units complete with wood block worktops. Wavy tiling splashback tiling. Enamelled sink/drainers with mixer tap. Gas hob and electric oven/grill with brushed steel extractor canopy above. Integrated fridge/freezer, dishwasher, and microwave oven. Space for dining table. Inset ceiling spotlights. Central heating radiator. Double glazed door opening onto balcony deck and rear garden.

#### Cellar

Two large chamber rooms with excellent headroom, power and lighting.

Cellar One 15' 3 x 9'11

Fitted units, stainless steel sink/drain. Plumbed for washer and dryer. Stone floor. Central heating radiator.

Cellar Two 15' 9 x 14' Stone floor. Shelving. Gas and Electric meters.

Landing

Split level landing with stairs leading up to both the front and the rear of the first floor. Spindled balustrade over staircase. Dado rails. Wooden panelled doors . Stairs to loft room. Skylight window.

Bedroom One

15' 8 x 11' 9

Stripped wooden floor and double glazed bay window over front. Fitted feature bunk beds, Central heating radiator.

Bedroom Two

13' 6 x 2 9' 5

Stripped wooden floor. Double glazed window over rear garden. Central heating radiator.

Bedroom Three

7' 8 x 7' 6

Double glazed window. Shelf. Central heating radiator.

Bedroom Four

6' 10 x 5 '10

Ideal nursery or office. Double glazed window. Central heating radiator.

Bathroom

10' x 7'

A stylish four piece bathroom with panelled bath, separate shower cubicle, vanity wash hand basin with storage below, low level w.c with concealed cistern, double glazed window, feature radiator/towel rail. Extractor fan, ceramic tiled walls.

Loft Room

20' x 12' 10 (to beams)

Feature exposed brick walls, two skylight windows, additional storage to eaves, Spindled balustrade, staircase. Central heating radiator

Outside

To the front of the property there is a walled garden with path leading to the front door. To the rear there is an excellent low maintenance Zen landscaped rear garden with timber decked balcony, gate to rear alley. External lighting and water tap.





Total floor area 177.0 sq. m. (1,905 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
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