



 6
Bedrooms

 2
Bathrooms





STUNNING BEAUTIFUL FAMILY RESIDENCE TASTEFULLY PRESENTED THROUGHOUT!!

SIX BEDROOM EXTENDED TRADITIONAL SEMI DETACHED

The property is located within a highly desirable road within Whalley Range and is perfectly positioned for local schools which include the well-respected Manley Park Primary School. The property is within walking distance of good local Bus routes and the metro link at Firswood is at hand for the commuter providing easy access to Manchester City Centre, Media City and the Airport. The ever popular location of Chorlton Village is also a short drive away and provides a wide range of independent shops, bars and restaurants. The property in brief comprises of an Entrance porch, entrance hall, two reception rooms. Open plan modern kitchen/diner. To the first floor there are four bedrooms and a family bathroom. To the second floor there are two further bedrooms and a shower room. The property has the added benefit of a ground floor WC and is warmed by gas central heating and has many original features.

Externally: - Large driveway to the front providing off road parking for several cars. To the rear is an enclosed rear garden with lawned garden and separate patio area.

Entrance Porch - 2.95m x 1.04m

UPVC double glazed entrance porch.

Hallway

UPVC front door opening to a light and airy hallway with double glazed window. Open spindle staircase leading to the first floor. Double panel radiator. Grey laminate flooring.

Ground Floor W.C. -

Fitted with a two piece white suite comprising: - low level WC and a wall mounted sink unit. Heated towel rail. Mosaic tiled walls.

Reception One - 4.8m x 3.65m

Double glazed bay window to front elevation. TV Point. Ceiling coving. Double panel radiator.

Reception Two - 4.72m x 3.63m

Open plan family room with TV Point. Feature coving and picture rail. Modern vertical wall radiator. Large double glazed patio doors leading to the rear garden.

Open to: -

Kitchen/Diner - 5.93m x 3.45m narrowing to 2.89

Beautiful spacious modern family kitchen fitted with a range of high gloss wall and base units with marble worktops incorporating a single drainer sink unit with mixer tap. Space for large range gas cooker with chimney style extractor above. Built in microwave. Plumbed for washing machine and dishwasher. Space for large fridge freezer. Double glazed window to side and rear. Grey laminate flooring. Ceiling spotlights. Open to family dining room.

Door open to large storage porch

Landing

Double glazed window. Access to four bedrooms and a family bathroom.

Bedroom One - 4.77m x 3.67m

Double glazed window. Fitted mirrored wardrobes. Double panel radiator.

Bedroom Two - 4.76m x 3.62m

Double glazed window. Double panel radiator.

Bedroom Three - 3.41m x 3.33m narrowing to 2.86

Double glazed window. Double panel radiator.

Bedroom Four - 2.87m x 2.89m

Double glazed window. Double panel radiator.

Family Bathroom

Lovely white modern family bathroom fitted with a walk in shower, wall mounted vanity sink unit and low level WC with push button flush. Heated towel rail. Contrasting tiles to compliment.

2nd Floor

Loft window on the stairs. Access to two double bedrooms, shower room and storage room.

Bedroom Five 3.99m x 3.10m

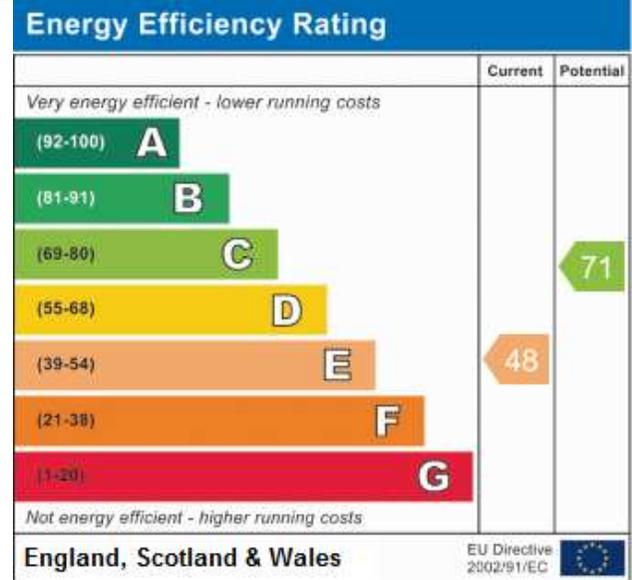
Double glazed loft window.

Bedroom Six 4.88m x 2.98m

Two double glazed windows. Double panel radiators. Storage room.

Shower Room 1.08m x 1.23m

Small double glazed frosted window. Walk in shower. Wall mounted sink. Heated towel rail. Tiled to compliment.



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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