

23 Holden Avenue, Whalley Range, M16 8TA



£330,000

GENEROUS 4 BEDROOM END TOWNHOUSE IN QUIET CUL-DE -SAC LOCATION WITH VERSATILE ACCOMMDOATION OVER THREE FLOORS. The spacious and versatile accommodation is set over three floors and comprises briefly: covered porch, entrance hall, cloakroom/wc, fourth bedroom/study, utility room and the garage has been partially converted into a music studio. To the first floor there is a good sized lounge/dining room, opening out onto a balcony and a fitted dining kitchen with integrated appliances. To the second floor there is the main bedroom with an en suite shower room, two additional bedrooms and a family bathroom. Gas central heating, air conditioning, a security system including CCTV and double glazing are all installed. There is a driveway providing off-road car parking to the front of the property and an attractive landscaped rear garden complete the specification. Viewing is highly recommended.

ENTRANCE PORCH

ENTRANCE HALL

STUDIO 11'10" X 9'1"

BEDROOM FOUR 9'1" X 9'0"

UTILITY ROOM 6'10" X 6'1"

CLOAKROOM/WC

FIRST FLOOR

LANDING

LOUNGE 18'0" X 15'2"

DINING KITCHEN 15'2" X 13'3"

BALCONY 15'2" X 3'4"

SECOND FLOOR

LANDING

BEDROOM ONE 12'2" X 9'1"

BEDROOM TWO 12'1" X 9'1"

BEDROOM THREE 12'1" X 6'1"

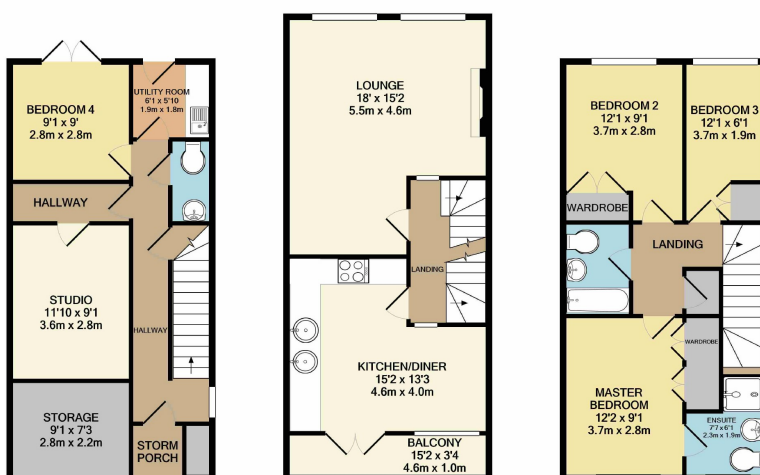
BATHROOM

EN SUITE SHOWER ROOM

OUTSIDE

GARDENS

GARAGE



GROUND FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.8 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1474 SQ.FT. (137.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2020



CHORLTON Tel: 0161 860 4444 **DIDSBURY** Tel: 0161 445 4480 **DISLEY** Tel: 01663 767878 **GLOSSOP** Tel: 01457 858 888
HALE Tel: 0161 929 9797 **MACCLESFIELD** Tel: 01625 434 000 **MANCHESTER** Tel: 0161 833 9499 **NORTHERN QUARTER** Tel: 0161 833 9499
SALE Tel: 0161 962 2828 **SALFORD** Tel: 0161 833 9499 **WILMSLOW** Tel: 01625 532 000 **WHITHINGTON** Tel: 0161 438 2414



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.