



*Jordan fishwick*

10 Willaston Close, Chorlton, M21 8BJ  
Guide Price £380,000





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### The Property

**\*\*\*NO CHAIN\*\*\*** Located on a quiet residential CUL-DE-SAC in Chorlton Green is this beautifully presented THREE BEDROOM MID TERRACE MEWS, offering spacious and light accommodation ideal for a young couple or family. This delightful property boasts a WEST FACING REAR GARDEN and is located only two minutes walk from Beech Road with its array of independent bars, restaurants and shops as well as being only a short stroll from Chorlton Village, Chorlton Ees and transport links including the Metro. The accommodation briefly comprises: entrance porch, TWENTY TWO FOOT OPEN PLAN LIVING/DINING ROOM, modern shaker style kitchen with wood effect worktops. To the first floor are three good sized bedrooms and bathroom, fitted with a three piece suite and over bath shower. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a garden, mainly laid to lawn with flagged path to the front door. To the rear there is a fenced and enclosed West facing garden with flagged patio and lawn. An internal viewing of this fine property is most highly recommended. Sold with no onward chain. Council Tax Band C. EPC D.



- NO CHAIN
- Well presented three bedroom modern mews
- 22ft open plan living/dining room
- West facing rear garden
- Quiet residential CUL-DE-SAC
- Stone's throw from Beech Road
- Ideal for a young couple or family
- Catchment area for Ofsted 'Outstanding' Brookburn Primary School
- Double glazing and gas central heating throughout

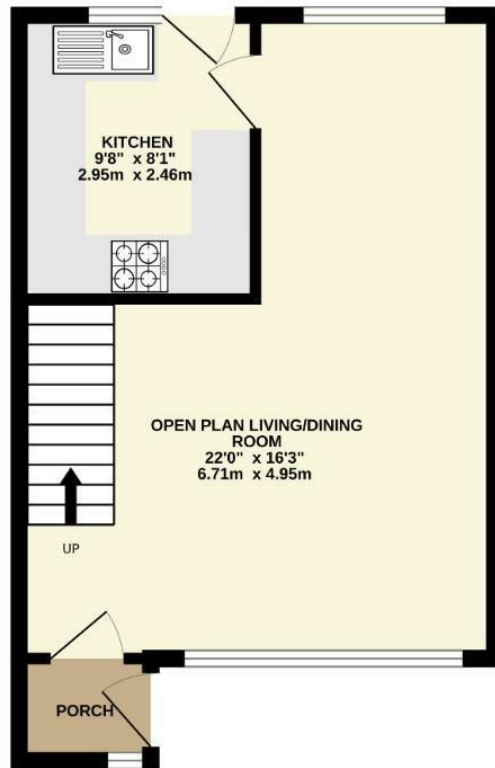


| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>86</b> |
| (69-80) <b>C</b>                            | <b>68</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

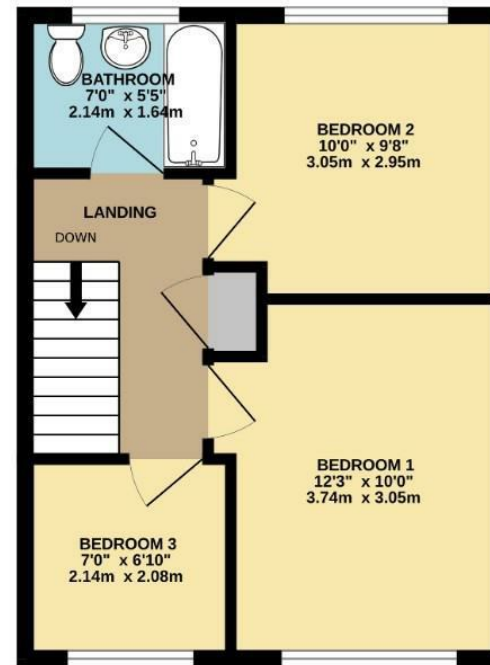




GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 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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