



*Jordan fishwick*

73 Houghend Avenue, M21 7SE

Guide Price £325,000



## Houghend Avenue Chorlton M21 7SE

Guide Price £325,000



### The Property

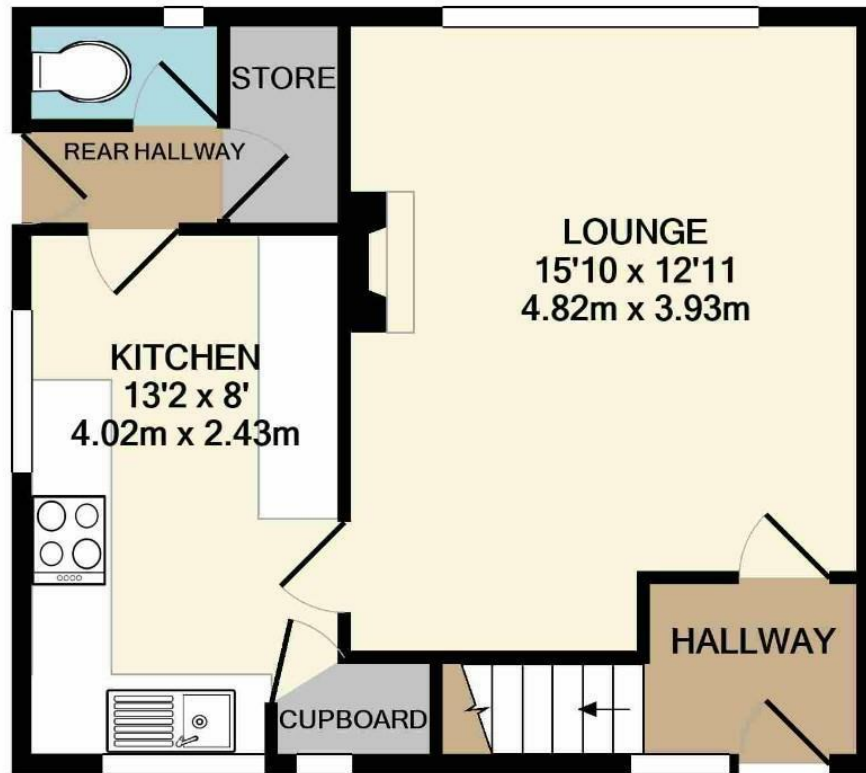
\*\*\*NO CHAIN\*\*\* A superbly presented THREE BEDROOM SEMI DETACHED PROPERTY, situated on a quiet CUL-DE-SAC just a short walk from all local amenities, parks and Chorlton Village. This splendid property, having been tastefully modernised and decorated throughout by the current owners, provides well proportioned family accommodation throughout and further benefits from a LARGE CORNER PLOT, with GARDENS TO THREE SIDES. The delightful accommodation briefly comprises: covered porch, entrance hallway, lounge with large window overlooking the SOUTH EAST FACING REAR GARDEN, modern fitted kitchen with subway tile splash back, useful storage cupboard with feature hand painted door, rear hall, downstairs w/c, store. To the first floor there are three well proportioned bedrooms and a stunning wet room with tiled walls and floor. Externally there are lawned gardens to both the front and side of the property whilst to the rear, a landscaped south easterly facing garden with decorative gravel seating area. Both double glazing and gas central heating are installed and an internal viewing is highly recommended. Council tax band A and EPC rating D.

- NO CHAIN
- Superbly presented three bedroom semi detached property
- Quiet CUL-DE-SAC just a short walk from Chorlton Village
- Large corner plot with gardens to three sides
- Tastefully modernised and decorated throughout
- Spacious and light accommodation throughout
- Modern refitted kitchen and wet room
- Ideally placed for the Metro
- Double glazing and gas central heating installed throughout

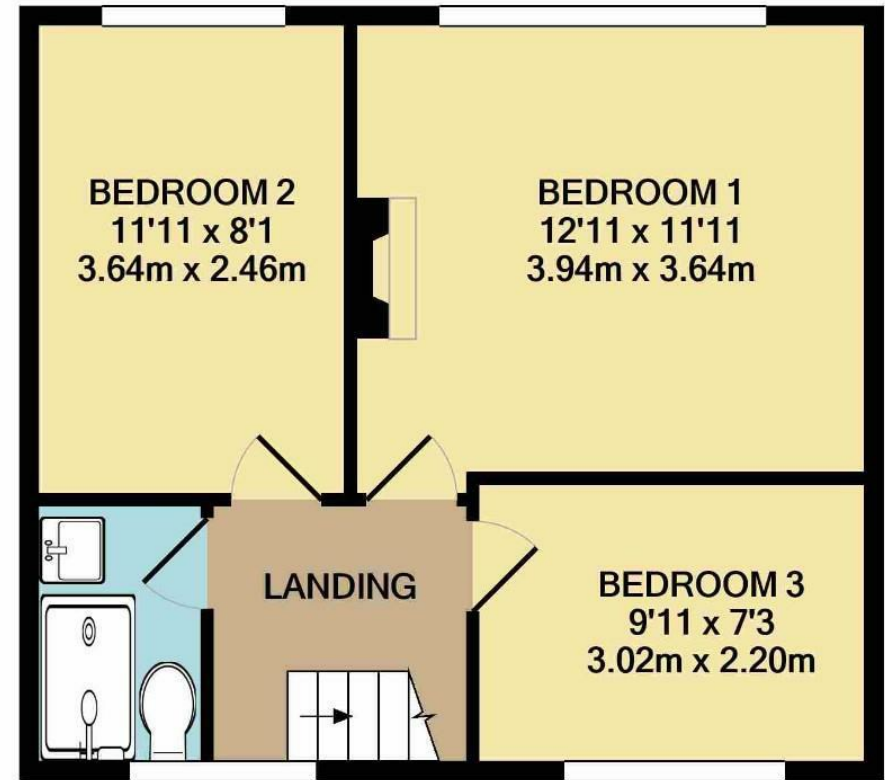


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





GROUND FLOOR  
APPROX. FLOOR  
AREA 385 SQ.FT.  
(35.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 774 SQ.FT. (71.9 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only  
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