



*Jordan fishwick*

148 Darley Avenue, M21 7JF  
Guide Price £300,000



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### The Property

\*\*\*NO CHAIN\*\*\* Although some modernisation may be required, this THREE BEDROOM PROPERTY is located on a well regarded road positioned mid way between Chorlton and Didsbury Village Centres. A short walk from all local amenities and Chorlton Water Park. This delightful property will prove ideal for a young couple or family looking to put their own mark on their next home and boasts pleasant lawned gardens to both the front and rear aspects. The accommodation briefly comprises: Entrance hall, 17'4 living/dining room with feature fireplace and gas living flame fire. Pleasant fitted kitchen overlooking the delightful rear garden. There is also an inner lobby with access to the downstairs W.C and walk in Pantry/Storage room. To the first floor are three well proportioned bedrooms and a bathroom that has been re-fitted with a double shower instead of a bath. Double glazing and gas central heating (Worcester Boiler) have been installed throughout. Externally, to the front of the property is a walled garden and gated path to the front. There is a side ginnell providing access to the rear garden. To the rear is a fenced and hedged private garden. Well maintained lawn with a designated barked seating/play area to the the rear. Mature trees beyond providing a degree of privacy. An internal viewing of this fine home is most highly recommended. Council Tax Band A. EPC D

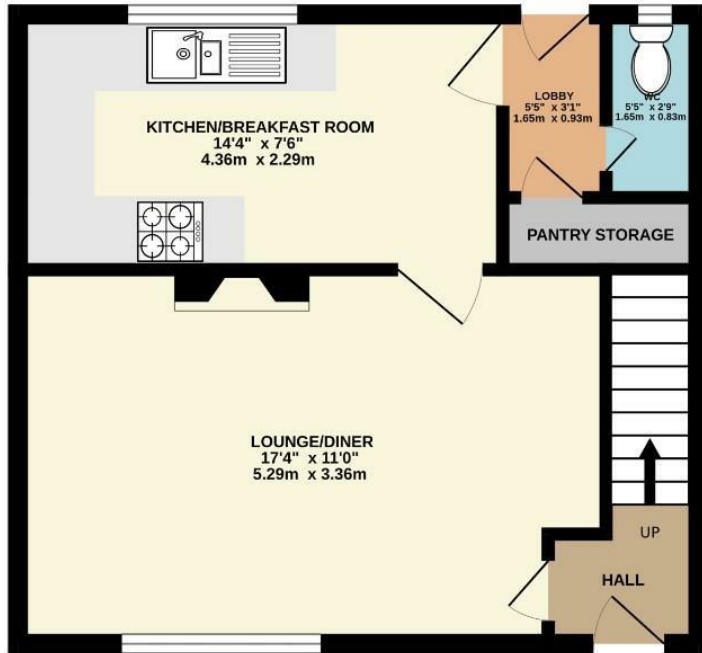
- No Onward Chain
- Ideal for those looking to put their own stamp on a property
- Three Good Size Bedrooms
- 17'4 Living Room With Feature fireplace
- Fitted Breakfast Kitchen
- Downstairs W.C and Pantry/Storage
- Worcester Boiler and Upvc Double Glazing Installed
- Positioned mid way between Chorlton and Didsbury Village Centres
- Short walk from all local amenities, transport links and Chorlton Water Park
- Pleasant Front and Rear Lawned Gardens with Side access.



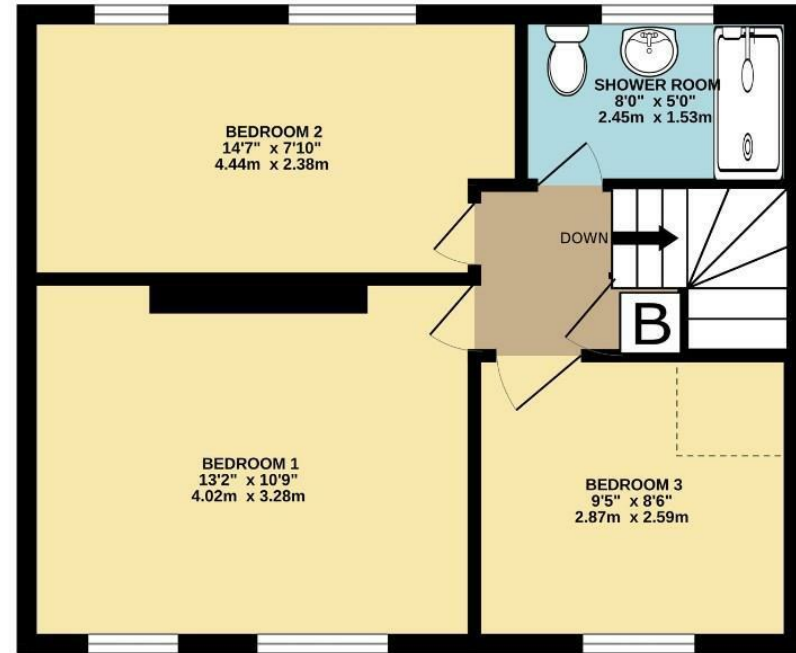
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 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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