



Jordan fishwick

7 Crimsworth Avenue, Whalley Range, M16 0EB

Guide Price £425,000



The Property

Located on a quiet residential CUL-DE-SAC within walking distance of Chorlton Village is this superbly presented THREE DOUBLE BEDROOM SEMI DETACHED 1920S PROPERTY boasting a SOUTH FACING GARDEN as well as a driveway providing off road parking. This splendid property provides spacious and light accommodation throughout, ideal for a young couple or family and is ideally situated for all local amenities, schools and transport links including the Metro (Firswood, 0.5 miles, Chorlton, 0.6 miles). The accommodation briefly comprises: large enclosed porch, entrance hallway, spacious lounge with bay window and LOG BURNING STOVE, sitting/dining room with French Patio doors opening to the rear garden, 19ft breakfast kitchen with tiled flooring and dual aspect windows. The first floor reveals three well proportioned double bedrooms and bathroom, fitted with a modern four piece suite with white metro tiles and feature tiled flooring. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden and paved driveway extending to the side whilst to the rear, a superb fenced and enclosed garden features a large paved patio, lawn and mature trees and shrubbery. An internal viewing of this fine home is most highly recommended. Council Tax Band C. EPC Band

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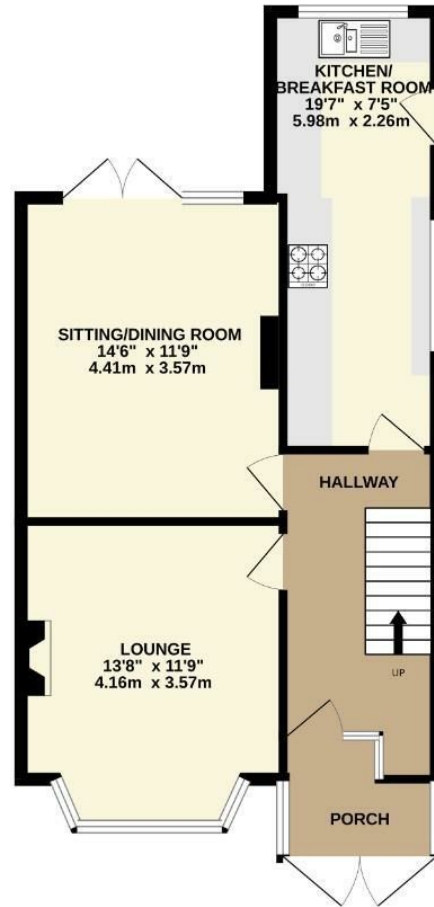
- Superbly presented semi-detached 1920s property
- Three double bedrooms and two reception rooms
- Quiet residential CUL-DE-SAC
- South facing rear garden
- Driveway providing off road parking
- Significant scope to extend (STPP)
- Walking distance to Chorlton Village
- Ideal for young couple or family
- Many original features retained
- Short walk to either Chorlton or Firswood Metrolink stations



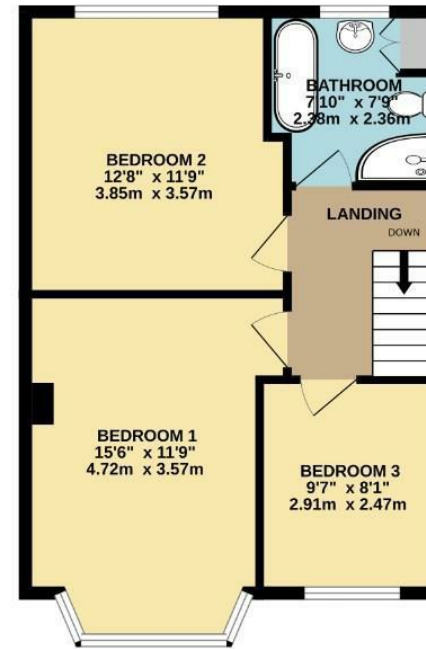
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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