



*jordan fishwick*

14 Crimsworth Avenue, Whalley Range, M16 0FB

Guide Price £385,000



### The Property

**\*\*\*NO CHAIN\*\*\*** Positioned on a quiet residential CUL-DE-SAC within walking distance of Chorlton Village is this well presented **THREE DOUBLE BEDROOM SEMI DETACHED 1920S PROPERTY** providing spacious and versatile accommodation, ideal for a young couple or family. This splendid property boasts both a **DRIVEWAY AND GARAGE** providing off road parking and there is **SIGNIFICANT SCOPE TO EXTEND (STPP)**. The property further benefits from being ideally situated for all local amenities, schools and transport links including the Metro (Firwood, 0.5 miles, Chorlton, 0.6 miles). The accommodation briefly comprises: enclosed porch, entrance hallway, spacious lounge with bay window, sitting room with views over the rear garden, dining room, kitchen. To the first floor there are three well proportioned double bedrooms, each benefitting from full height fitted wardrobes, recently refitted shower room and separate w/c. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden and driveway, extending to the side of the property and leading to the detached garage. To the rear, a superb fenced and enclosed garden has been mainly laid to lawn with large patio area and beds with mature plants and shrubbery. An internal viewing is highly recommended. Sold with no onward chain. Council Tax Band C. EPC: D.

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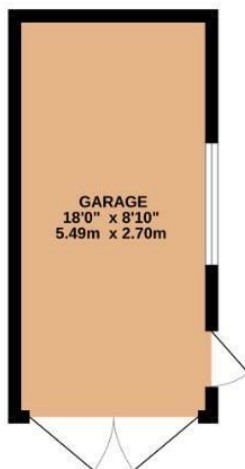
- NO CHAIN
- Three double bedroom semi detached 1920s property
- Three reception rooms
- Quiet residential CUL-DE-SAC
- Walking distance to Chorlton Village and all local amenities
- Significant scope to extend (STPP)
- Driveway and garage providing off road parking
- Ideal for young couple or family
- Short walk to Metro (Firswood, 0.5 miles, Chorlton, 0.6 miles)
- Council Tax Band C. EPC: D.



| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>78</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            | <b>60</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  |



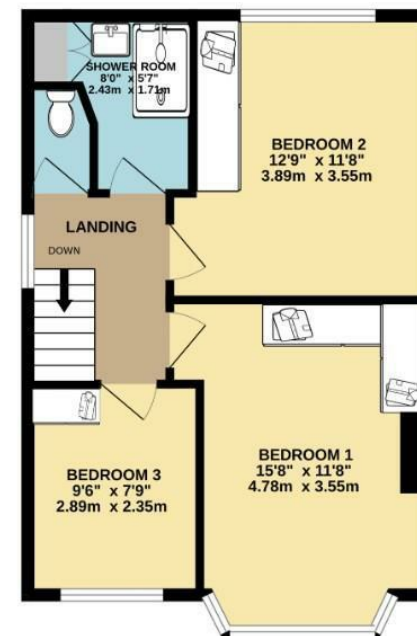
GARAGE  
159 sq.ft. (14.8 sq.m.) approx.



GROUND FLOOR  
548 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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