



Jordan fishwick

44 Woodlake Avenue, Chorlton, M21 7PG

Guide Price £180,000

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Manchester, M21 7PG**

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The Property

A delightful FIRST FLOOR APARTMENT with TWO DOUBLE BEDROOMS located on a quiet residential crescent and benefitting from OPEN VIEWS OVER THE RIVER MERSEY to the rear. This superb property provides spacious and light accommodation, ideal for a young couple or family and further benefits from a PRIVATE SOUTH FACING GARDEN as well as MANY ORIGINAL FEATURES throughout. Positioned mid way between both Chorlton and Didsbury village centres, the property is ideally placed for all local amenities, transport links and only a stone's throw from Chorlton Water Park. The accommodation briefly comprises: entrance hallway with stairs to first floor landing, hallway, spacious lounge/dining room, kitchen, two well proportioned double bedrooms, each with fitted wardrobes, bathroom and separate w/c. There is ample storage space throughout the property provided by multiple large storage cupboards and both double glazing and gas central heating have been installed throughout. Externally is a private garden which enjoys a sunny Southerly aspect with views over the river Mersey. An internal viewing is most strongly recommended. Council Tax: A. EPC: C.

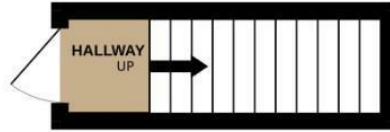
- Delightful FIRST FLOOR APARTMENT with TWO DOUBLE BEDROOMS
- Private South facing garden
- Open views over Chorlton Water Park and the river Mersey
- Many original features
- Spacious and light accommodation
- Ideally placed for all local amenities, schools and parks
- Private entrance
- Positioned mid way between Chorlton and Didsbury village centres
- Council Tax: A. EPC: C.



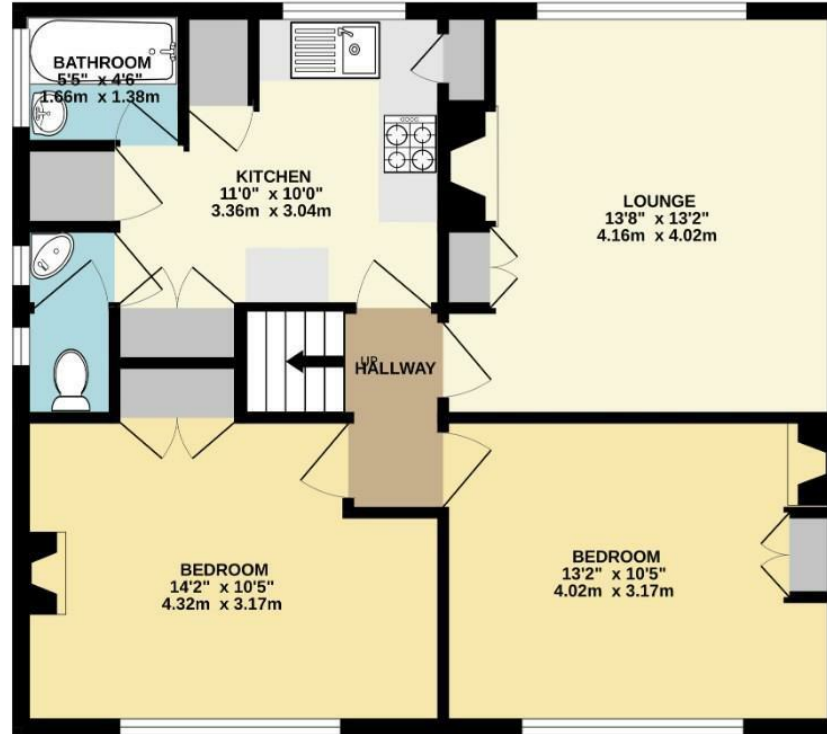
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BASEMENT
40 sq.ft. (3.8 sq.m.) approx.



FIRST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.1 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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