



jordan fishwick

42 Cromwell Avenue, Whalley Range, M16 0BQ

Guide Price £325,000



The Property

A superbly presented THREE BEDROOM MID TERRACE PERIOD PROPERTY boasting a WEST FACING GARDEN as well as MANY ORIGINAL FEATURES throughout. This delightful property is located on a quiet residential road in the leafy South Manchester suburb of Whalley Range and is within walking distance of Chorlton Village, multiple local schools and parks as well as the Metro, providing fast access to both the City Centre and nearby airport. The property further benefits from providing spacious, versatile accommodation throughout, ideal for a young couple or family and there is scope to convert the loft to an additional floor of living accommodation. The accommodation briefly comprises: covered porch, entrance hallway, sitting/dining room with large bay window, lounge, dining kitchen with feature subway tiling and large pantry To the first floor are three good sized bedrooms, the main featuring an original cast iron fireplace and bathroom, fitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with gated path leading to the front door while to the rear, a walled courtyard garden enjoys a sunny Westerly aspect and features a decorative gravel patio and well stocked beds with an array of plants and shrubbery. An internal viewing of this fine home is most highly recommended. Council Tax: A. EPC: D.


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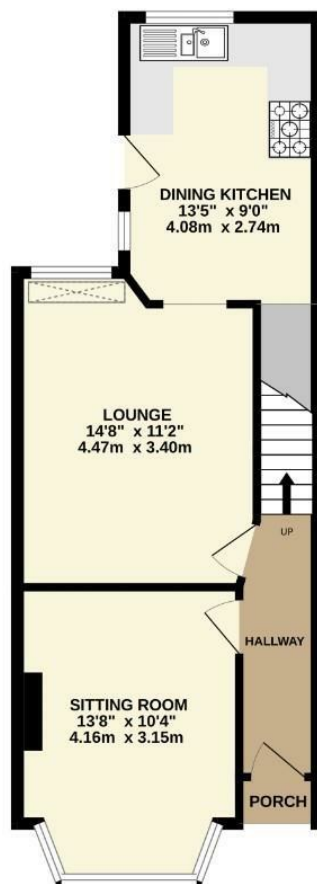
- Superbly presented mid terrace period property
- Three good sized bedrooms and two reception rooms
- West facing rear garden
- Many original features retained
- Walking distance to Chorlton Village and the Metro
- Stone's throw from multiple parks and schools
- Ideal for young couple or family
- Quiet residential road
- Council Tax: A. EPC: D.



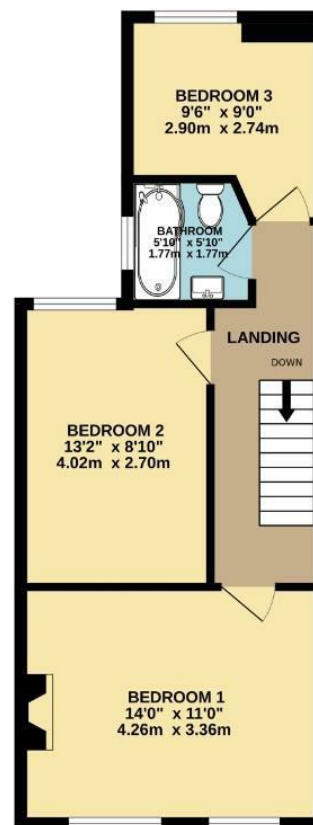
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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 misstatement. 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 is given to their operability or efficiency can be given.
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