



jordan fishwick

13 Cleveleys Avenue, Chorlton, M21 8TS
Guide Price £450,000



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The Property

NO CHAIN A superbly presented THREE DOUBLE BEDROOM MID TERRACED PERIOD PROPERTY located on a quiet residential CUL-DE-SAC ideally placed for Chorlton Village, the vibrant scene of Beech Road and the Metro. This superb property boasts spacious and light accommodation throughout, ideal for a young couple or family and is offered for sale in MOVE-IN READY CONDITION having been tastefully updated throughout by the current owners. This delightful property further benefits from having MANY ORIGINAL FEATURES RETAINED and is within easy reach of many local schools and parks. The splendid accommodation briefly comprises: entrance hallway, spacious lounge with gas fired stove, stained glass windows and custom plantation style shutters, delightful OPEN PLAN LIVING/DINING/KITCHEN with newly fitted kitchen with integrated appliances and large French patio doors opening to the rear garden. To the first floor there are three good sized bedrooms, each with custom plantation style shutters and two boasting original cast iron fireplaces and bathroom, fitted with a modern three piece suite. Both double glazing and gas central heating have been installed. Externally there is a well landscaped walled courtyard garden to the rear of the property which features an artificial lawn, timber decking and well stocked beds with brick boundaries. An internal viewing of this superb property is most highly recommended. Sold with no onward chain. EPC: C. Council Tax: B.

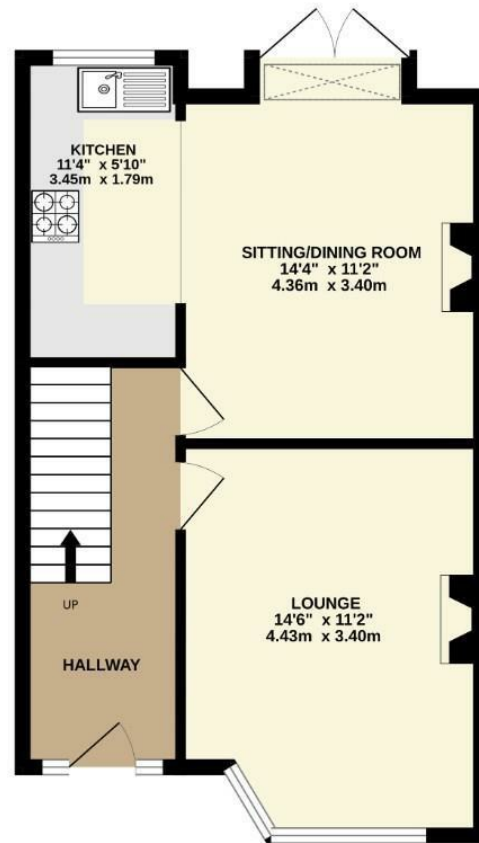
- NO CHAIN
- Superbly presented mid terrace period property
- Three good sized bedrooms
- Open plan living/dining/kitchen
- Move-in ready condition
- Walking distance to Chorlton Village, Beech Road and the Metro
- Quiet residential CUL-DE-SAC
- Well landscaped courtyard garden
- Many original features retained
- EPC: C. Council Tax: B.



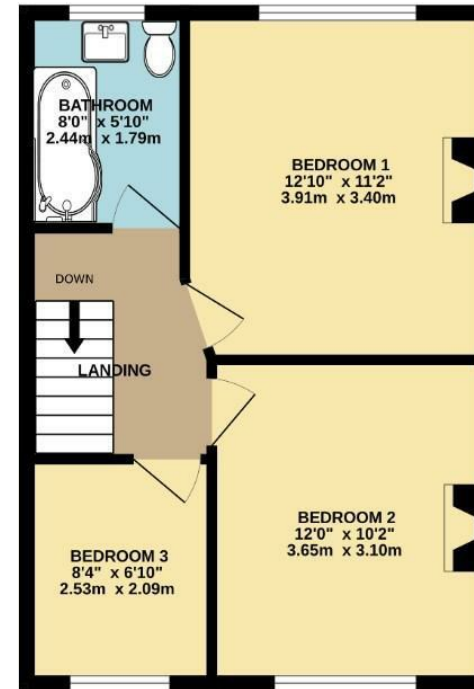
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.9 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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