



*jordan fishwick*

10 Oak Avenue, Chorlton, M21 8BB  
Guide Price £850,000





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### The Property

\*\*\*NO CHAIN\*\*\* Positioned on a quiet residential CUL-DE-SAC in the heart of Chorlton Village is this superbly presented and recently renovated FIVE BEDROOM SEMI DETACHED PERIOD PROPERTY boasting both a SOUTHERLY FACING REAR GARDEN as well as a DRIVEWAY providing off road parking for two vehicles. This superb property will prove an ideal family home with spacious, light ACCOMMODATION OVER THREE FLOORS and cellars and is offered for sale in MOVE-IN READY CONDITION having been tastefully modernised and decorated throughout by the current owners while retaining MANY ORIGINAL FEATURES. Ideally located within walking distance of all local amenities and transport links in Chorlton Village, the vibrant scene of Beech Road as well as multiple local schools and parks, this delightful property is not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway with original stained glass windows, lounge with large bay window and log effect gas stove, 17ft sitting/dining room with sliding patio doors opening to the rear garden, spacious breakfast kitchen refitted with modern gloss units and integrated appliances. To the first floor are two well proportioned double bedrooms, a third single bedroom/study and main bathroom fitted with a modern four piece suite including freestanding bath and feature tiling while the second floor reveals two further good sized double bedrooms, one of which benefits from an en-suite shower room. Externally, to the front of the property is a driveway providing off road parking for two vehicles and garden featuring raised beds with timber boundaries stocked with an array of mature plants and hedgerow. To the rear a fenced and enclosed garden enjoys a sunny Southerly aspect and has been mainly laid to lawn with stone flagged patio. An internal viewing of this fine home is most highly recommended. Sold with no onward chain. Council Tax: D.



- NO CHAIN
- Superbly presented semi detached period property
- Five bedrooms, two bathrooms and two reception rooms
- Southerly facing rear garden
- Driveway for two vehicles
- Quiet cul-de-sac in central Chorlton location
- Tastefully updated and decorated throughout with many original features retained
- Walking distance from all amenities in Chorlton Village, the Metro and Beech Road
- Move-in ready family home
- Council Tax: D.

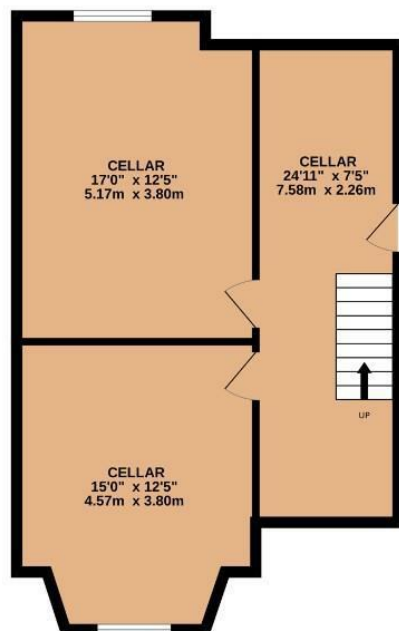


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

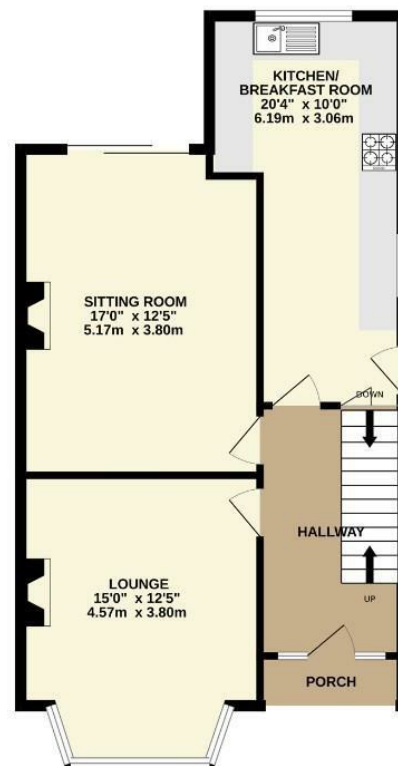




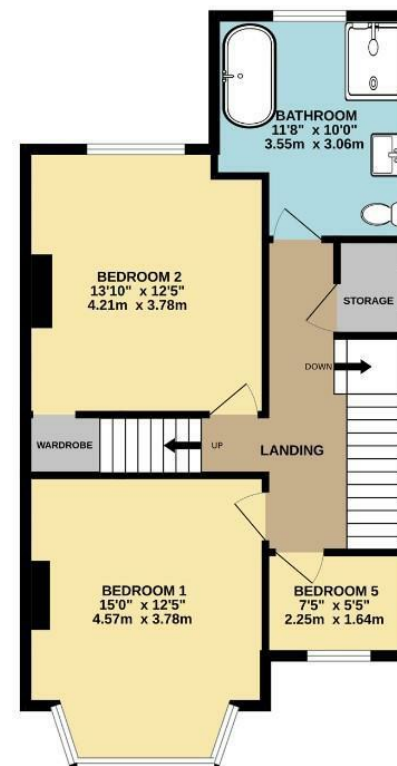
**BASEMENT**  
585 sq.ft. (52.5 sq.m.) approx.



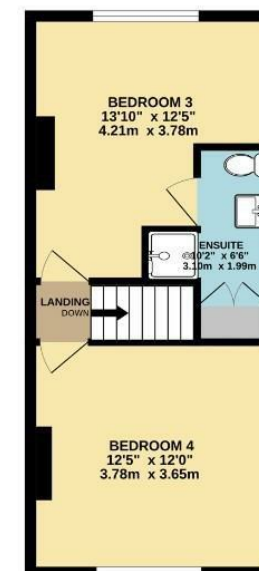
**GROUND FLOOR**  
670 sq.ft. (62.2 sq.m.) approx.



**1ST FLOOR**  
650 sq.ft. (60.4 sq.m.) approx.



**2ND FLOOR**  
365 sq.ft. (33.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2250 sq.ft. (209.0 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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