



jordan fishwick

25 Houghend Avenue, M21 7SF
Guide Price £295,000



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The Property

*****NO CHAIN***** A THREE BEDROOM SEMI DETACHED PROPERTY on a quiet residential CUL-DE-SAC just a short walk from local amenities, parks and Chorlton Village. This delightful property will prove ideal for a young couple or family with spacious and light accommodation throughout as well as a DRIVEWAY providing off road parking and a large, South-Westerly facing corner plot. This accommodation comprises of: covered porch, entrance hallway, lounge overlooking the garden, kitchen, rear hall, downstairs w/c and store. To the first floor there are three well proportioned rooms and bathroom with a three piece suite. Externally there is a patio area and to the rear and a lawned garden to the front. Both double glazing and gas central heating are installed. An internal viewing is recommended. Council tax band A. EPC rating C.

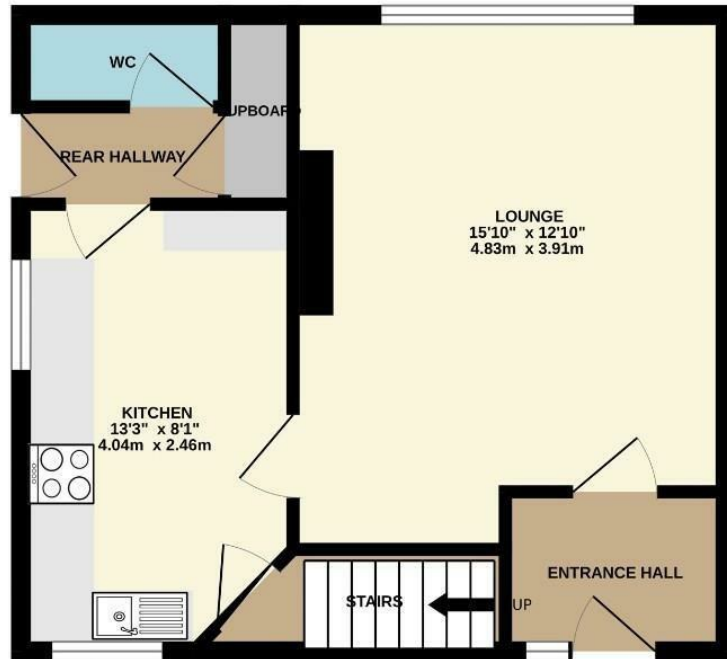
- NO CHAIN
- Three bedroom semi detached property
- Located on a quiet CUL-DE-SAC
- Large corner plot with gardens to three sides
- Spacious and light accommodation throughout
- Ideally placed for the Metro
- Double glazing and gas central heating installed throughout
- Ideal for a young couple or a family
- Council Tax: A. EPC: C



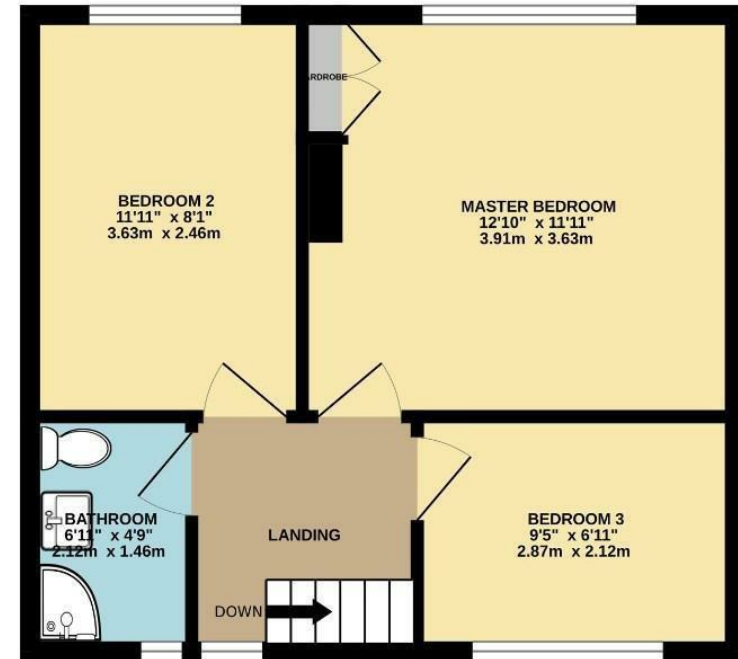
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR



1ST FLOOR



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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