



jordan fishwick

5 Lundy Avenue, Chorlton, M21 7JW
Guide Price £350,000



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Manchester, M21 7JW**
Guide Price £350,000



The Property

*****NO CHAIN***** A delightful FOUR BEDROOM SEMI DETACHED 1930S PROPERTY located on a quiet residential CUL-DE-SAC well placed for all local amenities, transport links and Chorlton Water Park. This delightful property will prove ideal for a young couple or family with spacious, light accommodation throughout as well as a LARGE SOUTHERLY FACING GARDEN and GATED DRIVEWAY providing off road parking. The property further benefits from being ideally placed within walking distance of multiple local schools and is offered for sale with no onward chain. The accommodation briefly comprises: covered porch, entrance hallway, 16ft lounge with French patio doors opening to the large Southerly facing garden, kitchen, recently refitted bathroom and separate w/c while to the first floor there are four good sized bedrooms. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a gated driveway providing off road parking for multiple vehicles as well as a large fenced and enclosed garden with lawn and mature hedgerow borders. To the rear, a fenced and enclosed garden has been mainly laid to lawn and features a large stone flagged patio area. An internal viewing of this superb property is most highly recommended. Council Tax: A.

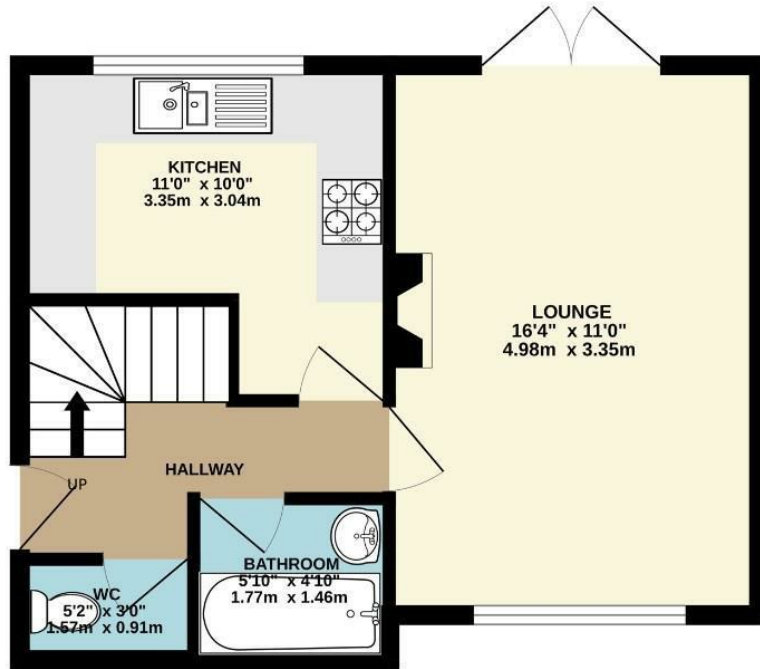
- NO CHAIN
- Four good sized bedrooms and recently refitted bathroom
- Southerly facing rear garden
- Gated driveway
- Quiet residential CUL-DE-SAC
- Well placed for multiple local schools, transport links and Chorlton Water Park
- Spacious and light accommodation throughout
- Ideal for young couple or family
- Council Tax: A.



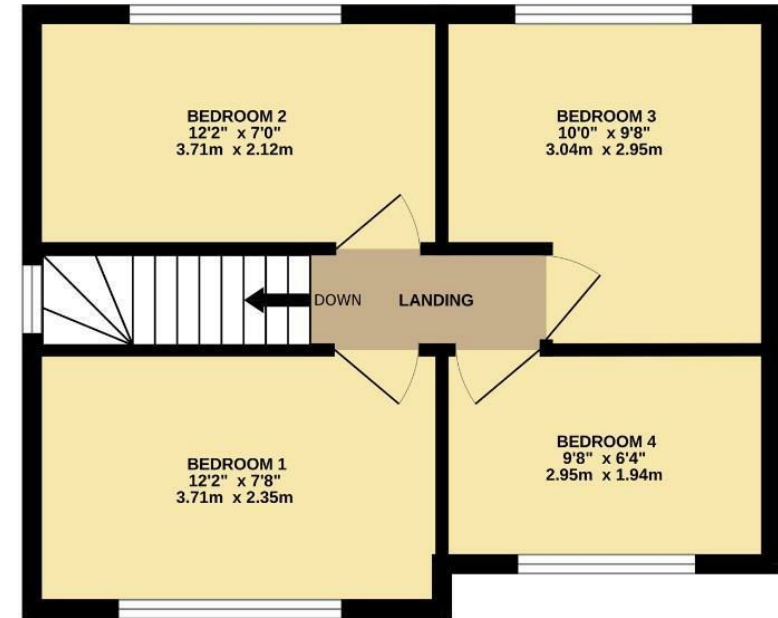
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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