



*jordan fishwick*

15 Higson Avenue, Chorlton, M21 9EP  
Guide Price £395,000



### The Property

**\*\*\*NO CHAIN\*\*\*** Located on a sought after tree-lined road in Chorlton Green is this delightful TWO DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY offering . This superb property will prove ideal for a young couple or family and is ideally placed for all local amenities in Chorlton Village, transport links including the Metro and only a short stroll from the vibrant scene of Beech Road. The property further benefits from a LARGER THAN AVERAGE COURTYARD GARDEN as well as having had MANY ORIGINAL FEATURES retained. The accommodation briefly comprises: entrance hall, lounge with bay window and original cast iron fireplace, dining room with French patio doors opening to the rear garden, kitchen fitted with modern shaker style units, integrated appliances and SOLID STONE WORKTOPS. To the first floor there are two well proportioned bedrooms, each benefitting from full height fitted wardrobes and bathroom fitted with a three piece suite. 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 larger than average courtyard garden features a large block paved patio with and beds stocked with an array of mature plants and shrubbery. An internal viewing is highly recommended. Sold with no onward chain. Council Tax: B. EPC: C

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Manchester, M21 9EP**

**Guide Price £395,000**



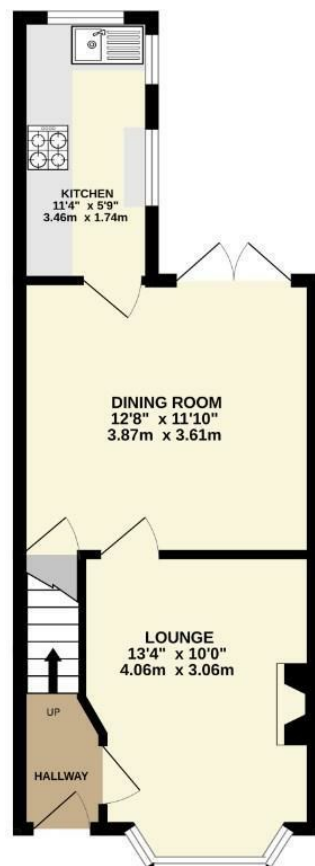
- NO CHAIN
- Two double bedroom mid terrace period property
- Larger than average courtyard garden
- Many original features retained
- Sought after Chorlton Green location
- Short stroll from the vibrant scene of Beech Road and Chorlton Ees
- Catchment area for Brookburn Primary School
- Walking distance to Chorlton Village and the Metro
- Ideal for young couple or family
- Council Tax: B. EPC: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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



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



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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