



*jordan fishwick*

7 Robertshaw Avenue, Chorlton, M21 8ET  
Guide Price £300,000





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Manchester, M21 8ET**

**Guide Price £300,000**



### The Property

**\*\*\*NO CHAIN\*\*\*** Located on a quiet residential CUL-DE-SAC within walking distance of Chorlton Village, Beech Road and the Metrolink is this delightful **THREE BEDROOM SEMI DETACHED 1930S PROPERTY** which provides spacious and light accommodation throughout and benefits from mature gardens to both the front and rear. This splendid property will prove ideal for a young couple or family and is well placed for all local amenities, parks, multiple local schools and Chorlton Water Park. The accommodation briefly comprises: entrance hallway, lounge with bay window, sitting/dining room with views over the rear garden, kitchen, inner hallway, two large storage cupboards. To the first floor there are three good sized bedrooms, bathroom with fitted storage cupboards and separate w/c. Double glazing and gas central heating have been installed. Externally, to the front of the property is a large lawned garden with mature hedgerow borders and gated path leading to the front door. To the rear, a fenced and enclosed garden features a large stone flagged patio area and large beds. An internal viewing is strongly recommended. Council Tax: A. EPC: F



- NO CHAIN
- Semi detached 1930s property
- Three bedrooms and two reception rooms
- Quiet residential cul-de-sac
- Walking distance to Chorlton Village, Beech Road and the Metro
- Ideal for young couple or family
- Short stroll from multiple local schools, parks and Chorlton Water Park
- Council Tax: A. EPC: F

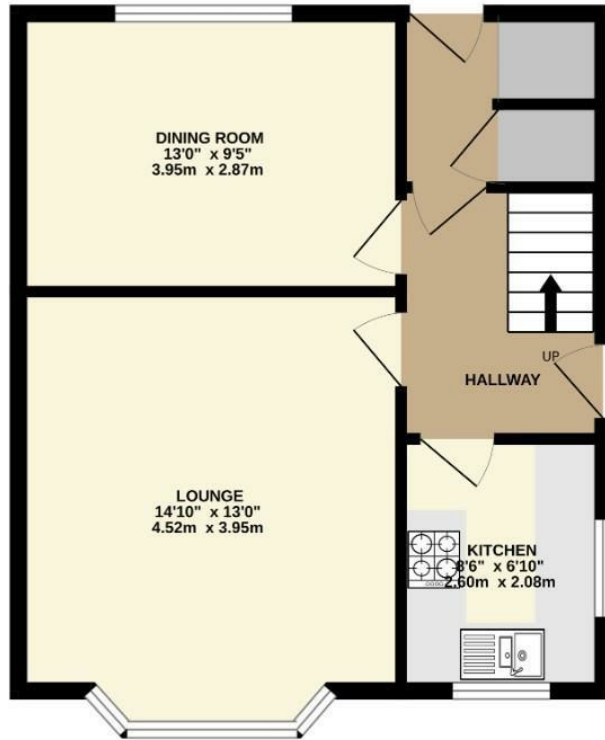


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

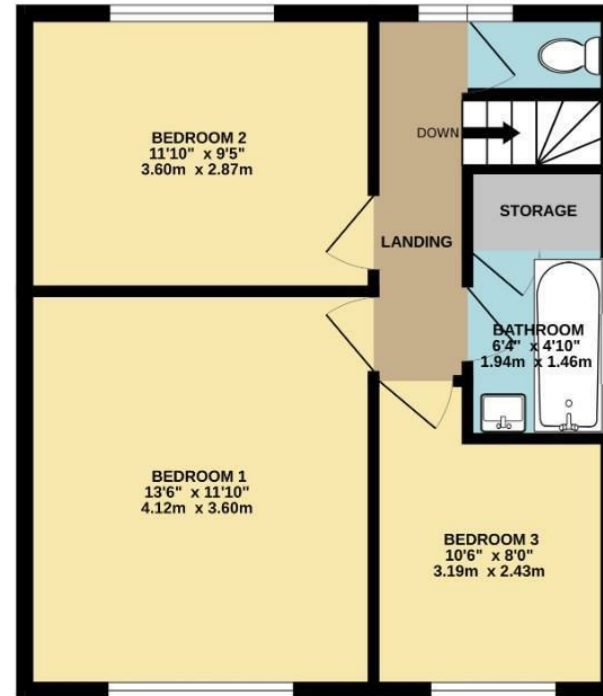




GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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