



jordan fishwick

31 Cleveleys Avenue, Chorlton, M21 8TS
Guide Price £525,000



The Property

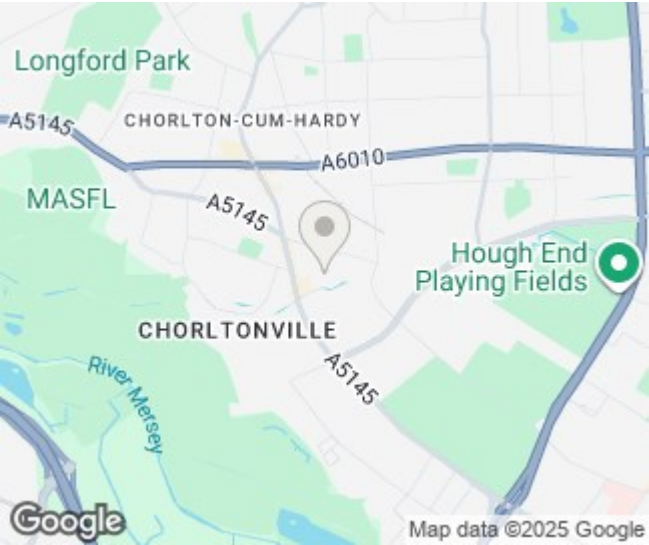
An immaculately presented FOUR DOUBLE BEDROOM, TWO BATHROOM END TERRACE PERIOD PROPERTY positioned on a quiet CUL-DE-SAC within only a short stroll of both Chorlton Village and Beech Road. This superb property boasts a wealth of ORIGINAL FEATURES THROUGHOUT and has been tastefully modernised and updated throughout by the current owners to create a light and spacious contemporary family home with ACCOMMODATION OVER THREE FLOORS. The property further benefits from a larger than average courtyard garden as well as OPEN VIEWS OVER ALLOTMENTS to the rear and is ideally situated for all local amenities, schools, parks and transport links including the Metro. The accommodation briefly comprises: entrance hallway, lounge with large bay window and original cast iron fireplace open through to the open plan dining kitchen with full height patio door leading to the landscaped rear garden. To the first floor are three good sized bedrooms and main family bathroom, recently refitted with a modern three piece suite, large storage cupboard and feature tiling while the second floor reveals the main bedroom suite comprising 19ft main bedroom with full height fitted wardrobes, feature exposed brick chimney breast and EN-SUITE SHOWER ROOM. Both double glazing and gas central heating have been installed throughout. Externally, to the rear of the property is a larger than average walled courtyard garden with lawn, timber decking and decorative gravel patio area. An internal viewing is most strongly recommended.


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Manchester, M21 8TS**

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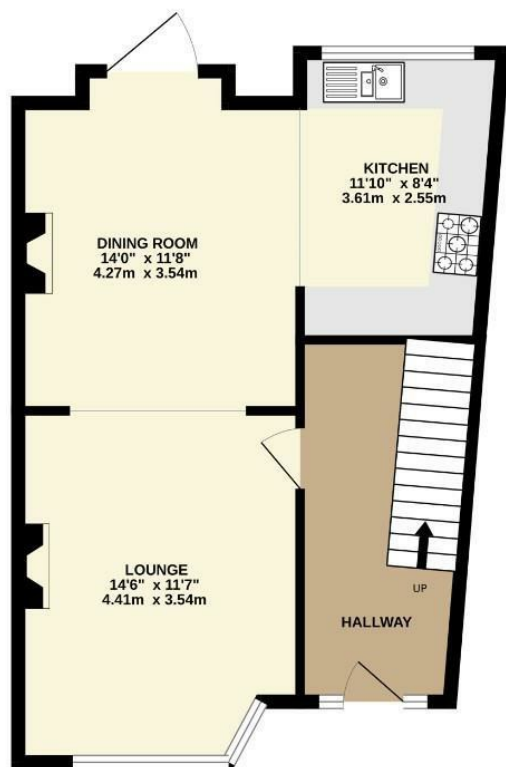
- Superbly presented end terrace period property
- Four bedrooms, two bathrooms and two reception rooms
- Quiet CUL-DE-SAC within walking distance of Chorlton Village, Beech Road and the Metro
- Many original features throughout
- Spacious and versatile accommodation over three floors
- Open views over allotments
- Larger than average walled courtyard garden
- Move-in ready condition
- Ideal for young couple or family
- Council Tax: B



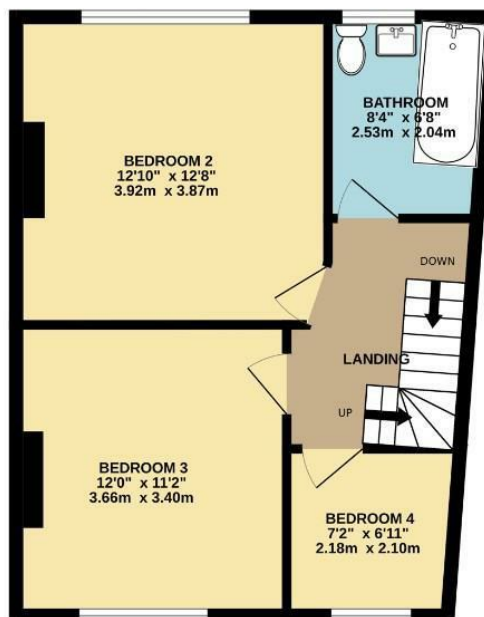
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



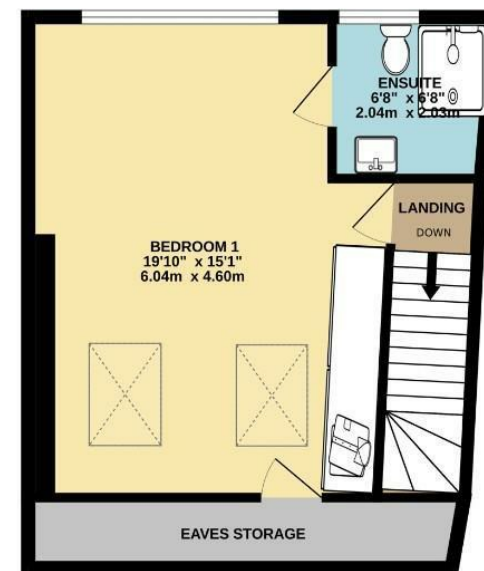
GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



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



2ND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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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