



jordan fishwick

37 St. Annes Road, Chorlton, M21 8TQ
Offers Over £395,000



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Manchester, M21 8TQ**

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The Property

*****NO CHAIN***** A delightful bay fronted **THREE BEDROOM MID TERRACED PERIOD PROPERTY**, positioned on a well regarded tree-lined road within walking distance of Chorlton Village and all local amenities. The property is ideally placed within only a short stroll from the vibrant scene of Beech Road, multiple local parks as well as all amenities and transport links in Chorlton Village. The property would prove ideal for a young couple or family/first time buyers and further benefits from being within the catchment area for Brookburn Primary School. The accommodation briefly comprises: covered entrance hallway, lounge with large bay window, dining room and kitchen. To the first floor there are three bedrooms, the main of which being 14ft and bathroom fitted with a modern three piece suite. Both double glazing and gas central heating have been installed. An internal viewing is most strongly recommended. Sold with no chain.

- NO CHAIN
- Well presented mid terrace period property
- Many original features retained
- Walking distance to Chorlton Village and Beech Road
- Short stroll from multiple local schools and parks
- Ideal for young couple or family
- Spacious and versatile accommodation throughout
- 0.5 miles to the Metro (Chorlton)
- Council Tax: B. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (98.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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