

20 Fairhaven Avenue, Chorlton, Manchester, M21 8TW



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £440,000


 3  1  2  D

VIDEO TOUR AVAILABLE A spacious and stylishly presented THREE DOUBLE BEDROOM, period, end terrace property. Situated on a sought-after Avenue off Sandy Lane. Within easy walking distance of Beech Road bars and cafes, Chorlton Centre and the Metrolink station on St Werburghs Road. Direct access to Media City, Manchester Centre and Manchester International Airport. The well-planned accommodation comprises a vestibule, an entrance hallway, a lounge to the front aspect, a family room with an attractive fireplace and wood burning stove. A spacious fitted kitchen/dining room, with access into the enclosed courtyard style garden completes the ground floor. To the first floor there is landing leading to three double bedrooms and a white fitted three-piece family bathroom. The property benefits from a Valiant combi boiler providing gas fired central heating and an enclosed rear paved enclosed courtyard. OFFERED WITH NO VENDOR CHAIN.





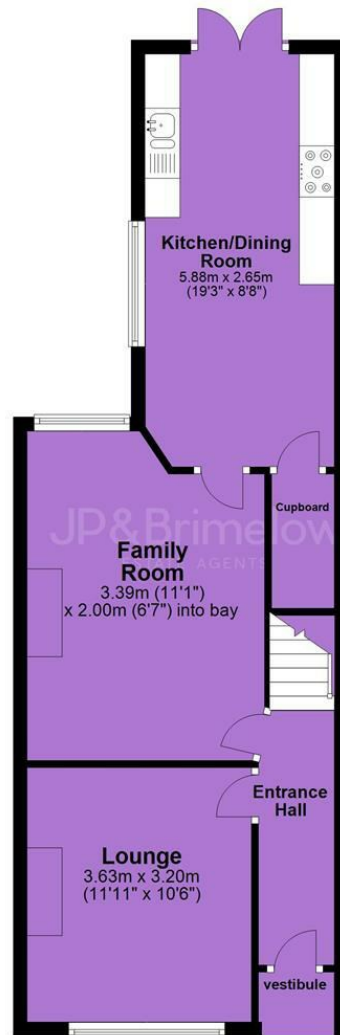
EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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