

12 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 stylishly presented THREE DOUBLE BEDROOM period, mid-terrace property. Situated on a sought-after Avenue, off Sandy Lane. Just a short walk from the vibrant bars and cafes on Beech Road, Chorlton Centre, and the Metrolink station on St Werburgh's Road, offering direct connections to Media City, Manchester City Centre, and Manchester International Airport. The thoughtfully-planned accommodation consists of a vestibule, an entrance hallway, a lounge to the front aspect with a stunning fireplace, a family room with views into the courtyard. A spacious fitted kitchen with access into the enclosed courtyard style garden completing the ground floor. Whilst to the first floor there is landing leading to three double bedrooms and a fitted three-piece family bathroom. The property benefits from a boarded loft with a fitted ladder, a Hive control system providing gas fired central heating and an enclosed rear West facing courtyard.





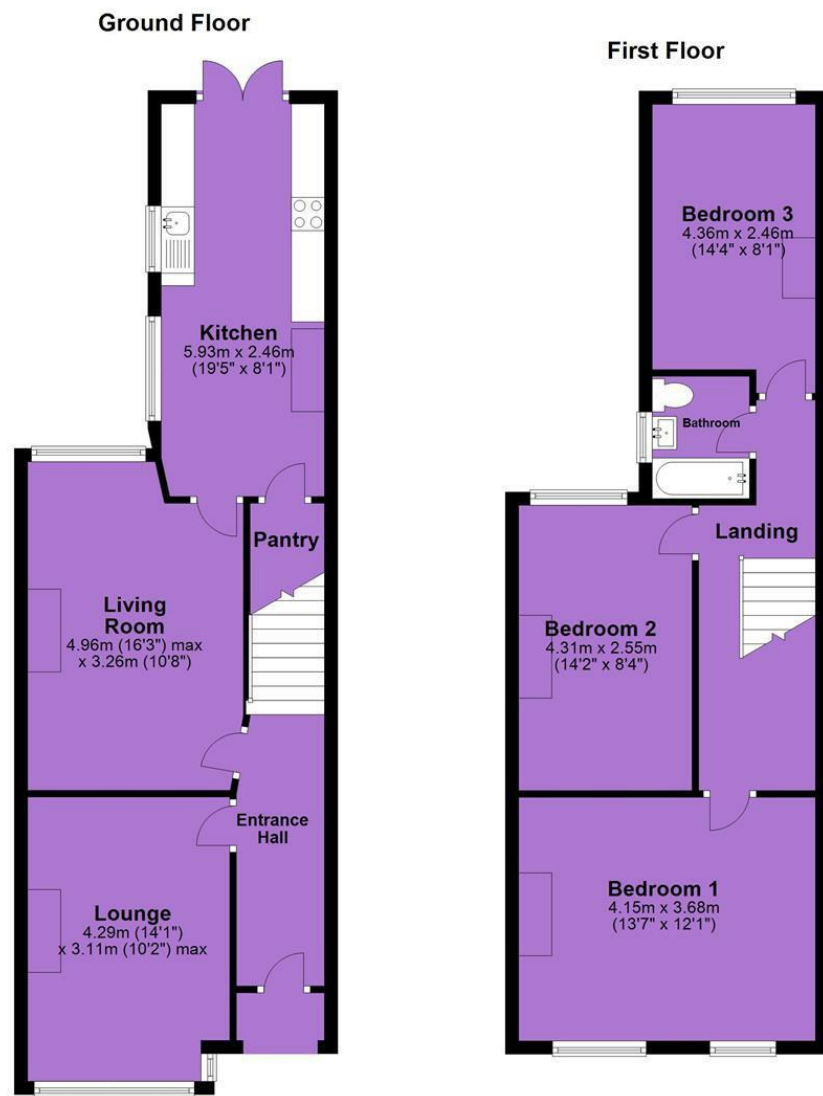


## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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



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