



jordan fishwick

7 Halstead Avenue, Chorlton, M21 9FT
Guide Price £490,000



The Property

NO CHAIN An immaculately presented and significantly EXTENDED THREE BEDROOM MID TERRACE PERIOD PROPERTY located on a quiet and well regarded CUL-DE-SAC only a short stroll from both Beech Road and Ivy Green. This superb home has been stylishly updated and modernised throughout by the current owners to create a MOVE-IN READY family home with spacious and versatile ACCOMMODATION OVER THREE FLOORS. The property is well placed for all local amenities, schools, parks and transport links and will prove ideal for a range of buyers. The accommodation briefly comprises: lounge with LOG BURNING STOVE, 23ft open plan living/dining/kitchen with modern shaker style units, SOLID QUARTZ WORKTOPS and large BI-FOLDING DOORS opening to the rear courtyard garden, cloakroom w/c. To the first floor there are two good sized bedrooms, the larger of which benefits from fitted wardrobes and main family bathroom fitted with a modern three piece suite and access to the utility cupboard with plumbing for a washer/dryer. The second floor reveals the principle suite which features a further double bedroom with bespoke fitted wardrobes, EN-SUITE shower room and access to the large eaves storage cupboard. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a fenced, paved garden while to the rear a well kept courtyard garden features an Indian sandstone patio area, raised beds with timber boundaries and access to the gated alleyway beyond, used and maintained by residents as an extension of their gardens. An internal viewing is most strongly recommended.

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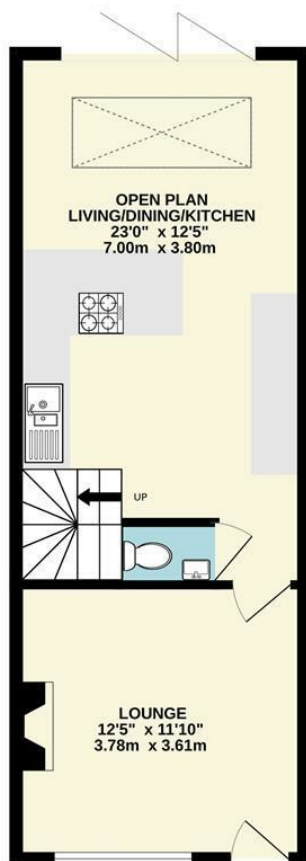
- NO CHAIN
- Superbly presented and extended mid terrace period property
- Three good sized bedrooms and two bathrooms
- Quiet and highly regarded CUL-DE-SAC
- Move-in ready condition having been stylishly updated by the current owners
- 23ft open plan living/dining/kitchen
- Sought after Chorlton Green location walking distance from Beech Road
- Well placed for all local amenities, schools and transport links
- Ideal for young couple or family
- Council Tax: B. EPC: C



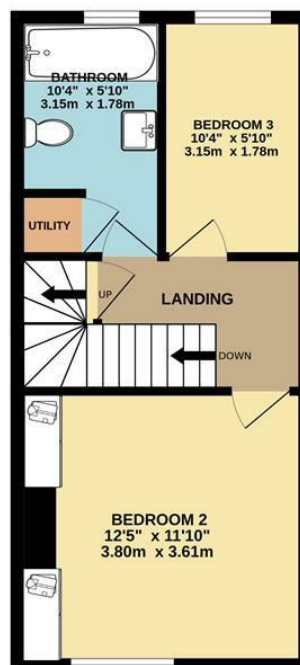
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



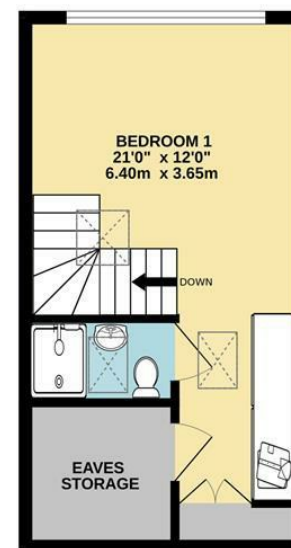
GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



2ND FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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