



*Jordan fishwick*

44 York Avenue, Whalley Range, M16 0AR

Guide Price £330,000



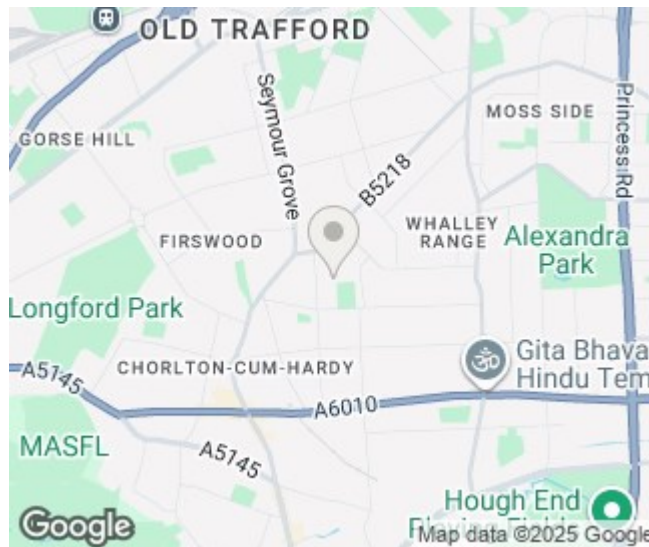
**44 York Avenue, Whalley Range,  
Manchester, M16 0AR**  
Guide Price £330,000



**The Property**

Located on a well regarded road adjacent to Manley Park in the leafy suburb of Whalley Range is this delightful **THREE DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY** which benefits from a **WESTERLY FACING REAR GARDEN** and provides spacious and light accommodation throughout. This superb property will prove ideal for a range of buyers and is well placed for all local amenities and transport links in Chorlton Village as well as multiple local schools and parks and further benefits from having **MANY ORIGINAL FEATURES** retained. The accommodation briefly comprises: covered porch, entrance hallway, lounge with square bay window and **LOG BURNING STOVE**, sitting/dining room open to the kitchen, large storage cupboard. To the first floor there are three good sized bedrooms, both the main and second benefitting from full height fitted wardrobes and bathroom fitted with a modern three piece suite. Both timber framed double glazing and gas central heating have been installed throughout. Externally, to the rear of the property a walled courtyard garden enjoys a sunny Westerly aspect and features a lawn and well stocked beds. An internal viewing is most highly recommended.

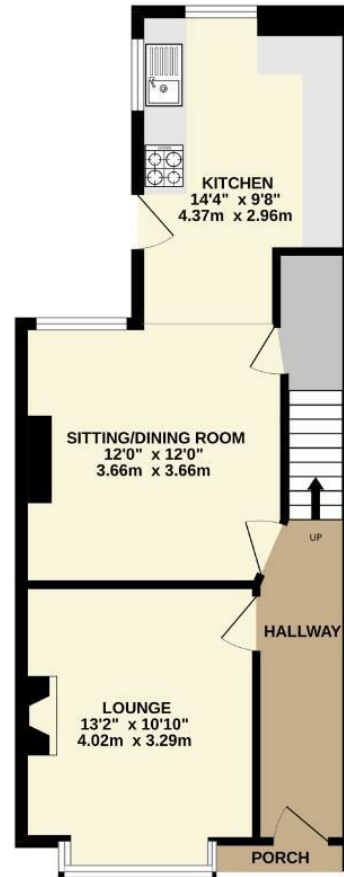
- Delightful three double bedroom mid terrace period property
- Westerly facing rear garden
- Open plan living/dining/kitchen
- Well placed for Chorlton Village
- Many original features retained
- Walking distance to all local amenities, schools and parks
- 0.5 miles to the Metro (Firswood)
- Ideal for young couple or family
- Council Tax: A. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 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 misstatement. The 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.  
Made with Metroplan 62025



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