



*Jordan fishwick*

282 Darley Avenue, Chorlton, M21 7HS

Guide Price £385,000

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## The Property

Located only a short stroll from Chorlton Water Park is this immaculately presented EXTENDED THREE DOUBLE BEDROOM, TWO BATHROOM SEMI DETACHED 1930S PROPERTY which offers spacious and light accommodation ideal for a young couple or family. The property has been stylishly decorated and updated throughout by the current owners and is offered for sale in MOVE-IN READY condition. The property boasts a 26ft through lounge/dining room with LOG BURNING STOVE as well as a DRIVEWAY WITH EV CHARGING POINT and is ideally placed for all local amenities, transport links including the Metro plus multiple schools and parks are only a short stroll away. The accommodation briefly comprises: covered porch, entrance hallway, 26ft through lounge/dining room with bespoke timber shutters, skylight window and French patio doors opening to the rear garden, 19ft breakfast kitchen with modern gloss units and feature subway tile splash back, bathroom and separate w/c. To the first floor there are three good sized double bedrooms with the main benefitting from an EN-SUITE shower room. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property there is a driveway providing off road parking while to the rear, a fenced and enclosed garden has been mainly laid to lawn and features two patio areas along with an array of mature plants and shrubs. An internal viewing is most strongly recommended.

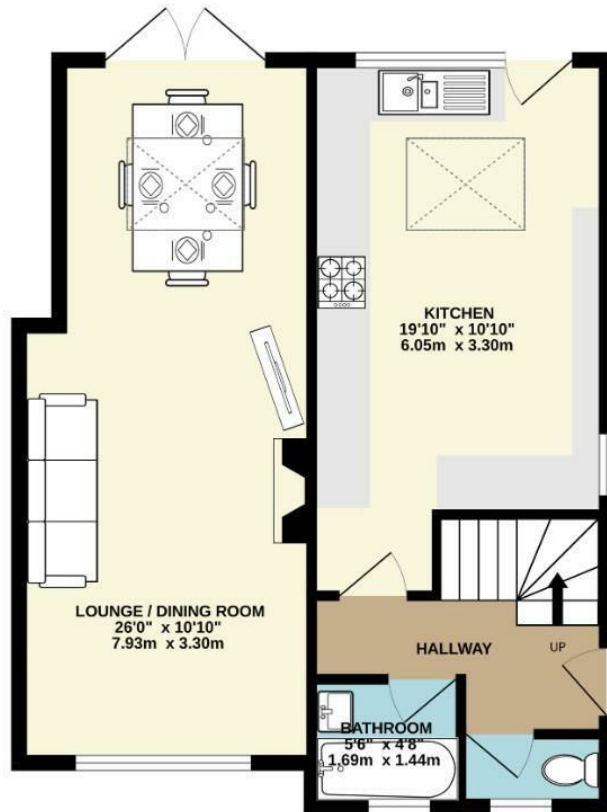
- Superbly presented and extended semi detached 1930s property
- Three double bedrooms + two bathrooms
- Generously proportioned garden
- Driveway with EV charging point
- 26ft through lounge/dining room + 19ft breakfast kitchen
- Well placed for all local amenities and the Metro (Barlow Moor Road, 0.3 miles)
- Short stroll to multiple schools and parks
- Move in ready condition
- Ideal for young couple or family
- Council Tax: A. EPC: D



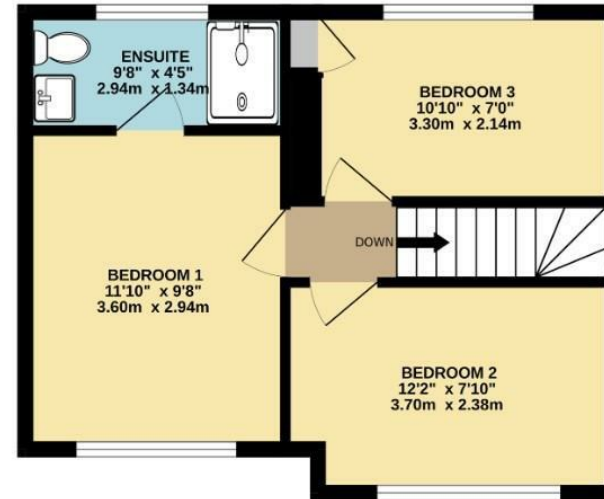
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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 mis-statement. This 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.  
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