



*jordan fishwick*

36 Finney Drive, Chorlton Green, M21 9DS  
Guide Price £395,000



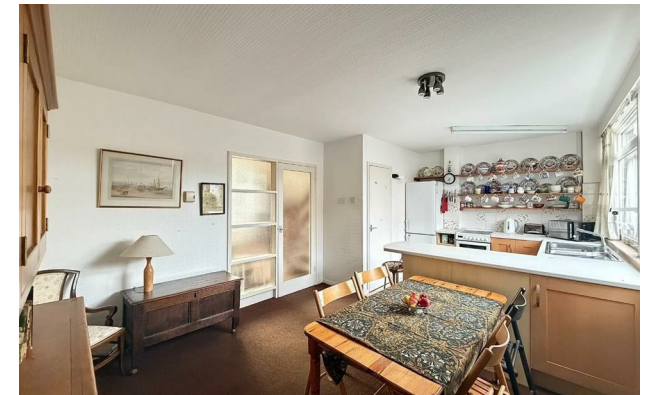


### The Property

**\*\*\*NO CHAIN\*\*\*REQUIRES SOME MODERNISATION AND UPDATING\*\*\*** Nestled at the end of a quiet and highly sought after CUL-DE-SAC just off Chorlton Green is this delightful **THREE BEDROOM MID TERRACE MODERN PROPERTY** which benefits from a **SOUTH FACING GARDEN** as well as a **CAR PORT** providing secure off road parking. This superb property will prove ideal for a range of buyers, offering spacious and light accommodation throughout and is ideally located only a short stroll from the vibrant scene of Beech Road, with its array of independent shops, cafe's and restaurants, as well as multiple local schools, parks and transport links. The accommodation briefly comprises: entrance hallway, spacious dining kitchen, lounge with large full height sliding patio doors opening to the rear garden. To the first floor there are three good sized bedrooms, all of which benefit from fitted wardrobes, bathroom and separate w/c. Double glazing has been installed throughout. Externally, to the front of the property is a car port providing secure off road parking along with a fenced and enclosed garden while to the rear, a delightful lawned garden enjoys a sunny southerly aspect and features a stone flagged patio area along with deep beds stocked with an array of mature plants and shrubs. An internal viewing is most strongly recommended.

**36 Finney Drive, Chorlton Green, Manchester, M21 9DS**

**Guide Price £395,000**





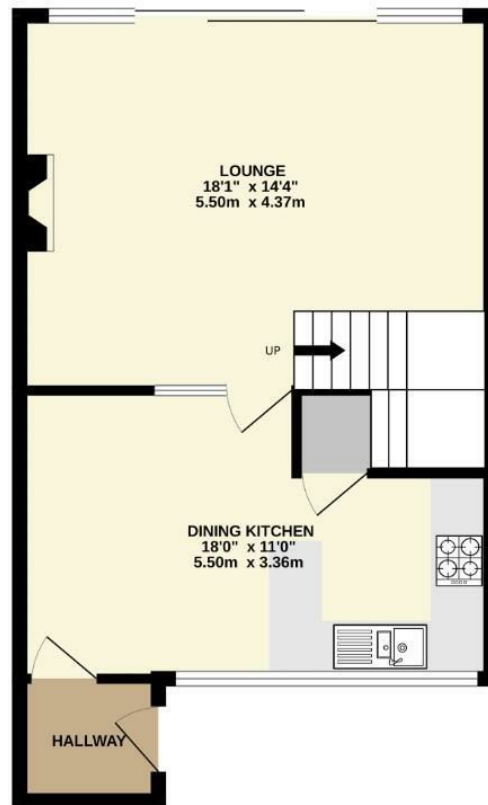
- NO CHAIN
- Three bedroom modern mid terrace 1960s property
- Highly regarded and sought after CUL-DE-SAC off Chorlton Green
- Southerly facing rear garden
- Car port providing secure off road parking
- Short stroll to Beech Road, Ivy Green and Chorlton Ees
- Catchment area for Brookburn Primary School
- Walking distance to Chorlton Village and the Metro
- Ideal for young couple/family or those downsizing



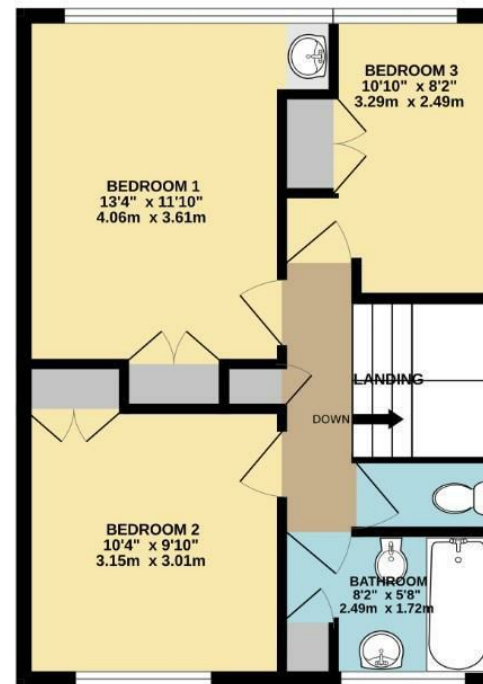
| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</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<br>2002/91/EC |           |



GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington