



*Jordan fishwick*

77 Mersey Bank Avenue, Chorlton, M21 7NT

Guide Price £340,000



**77 Mersey Bank Avenue, Chorlton,  
Manchester, M21 7NT**

**Guide Price £340,000**



### The Property

An immaculately presented **THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY** located only a short stroll from Chorlton Water Park and all local amenities. This delightful property provides spacious and light accommodation throughout boasting a superb **OPEN PLAN DINING KITCHEN** with integrated appliances and quartz worktops to the rear and further benefits from both a **GATED DRIVEWAY AND DETACHED GARAGE** providing off road parking. Equidistant from both Chorlton and Didsbury village centres, this delightful property is within easy reach of all local amenities, transport links and schools. The accommodation briefly comprises: entrance hallway, 14ft lounge with sliding glass doors opening to the dining kitchen with large central island and French Patio doors leading to the approximately 90FT REAR GARDEN. To the first floor there are three good sized bedrooms, w/c and bathroom, fitted with a modern three piece suite. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a well stocked garden and gated driveway which extends to the side leading to the detached garage. To the rear is a superb fenced and enclosed garden which extends to approximately 90ft in length and has been mainly laid to lawn. An internal viewing of this fine home is most strongly recommended.

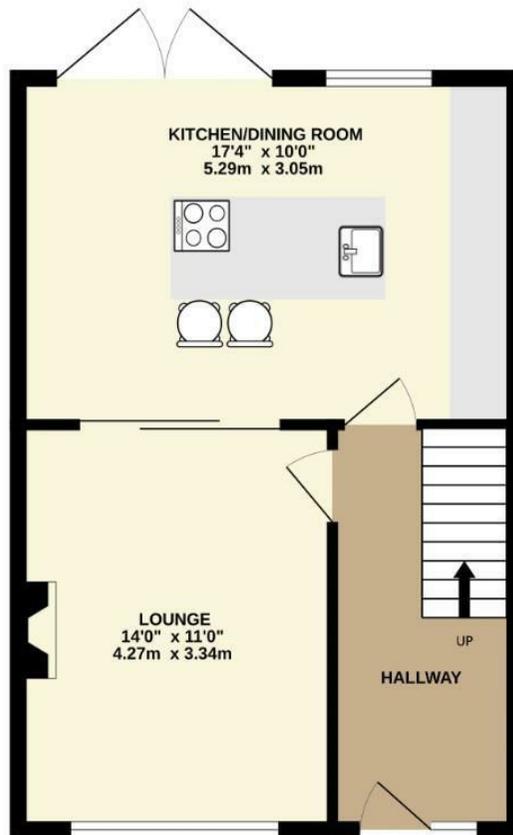
- Move-in ready three bedroom semi detached property
- 90ft rear garden (approx.)
- Gated driveway and detached garage
- Short stroll from Chorlton Water Park and all local amenities
- Equidistant from both Chorlton and Didsbury Village Centres
- 17ft open plan dining/kitchen with Quartz worktops
- Spacious and light accommodation, ideal for young couple or family
- Short walk to multiple local schools and well placed for many transport links
- Double glazing and gas central heating throughout
- Council Tax: B. EPC: D



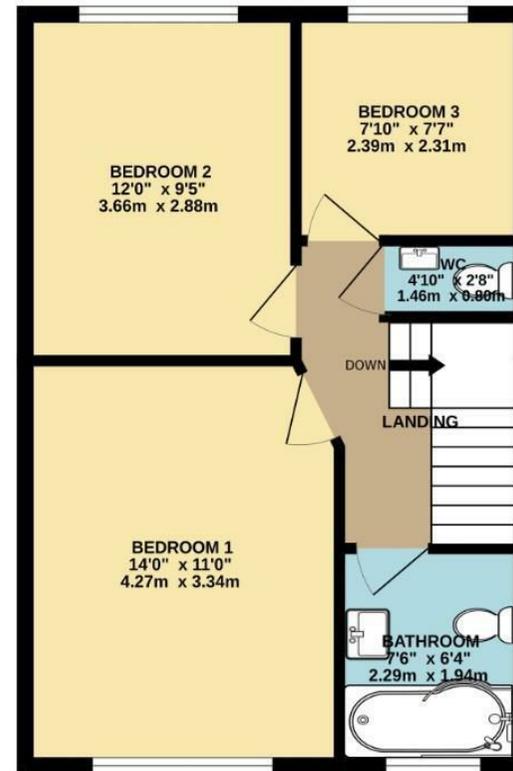
| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   | <b>76</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  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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 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.  
Made with Metropix ©2024



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