



*Jordan fishwick*

35 Fitton Avenue, Chorlton, M21 7HU

Guide Price £350,000

## 35 Fitton Avenue, Chorlton, Manchester, M21 7HU

Guide Price £350,000




### The Property

\*\*\*NO CHAIN\*\*\* Nestled at the end of a quiet residential CUL-DE-SAC well placed for all local amenities, transport links and Chorlton Water Park is this superbly presented THREE DOUBLE BEDROOM MID TERRACE 1930S PROPERTY providing spacious and versatile accommodation throughout. This delightful property boasts a beautiful SOUTH-WESTERLY FACING REAR GARDEN which extends to approximately 60ft in length as well as a landscaped garden to the front and will prove ideal for a young couple or family. The accommodation briefly comprises: covered porch, entrance hallway, spacious lounge/dining room with French patio doors opening to the rear garden, modern fitted kitchen with slate tiled flooring, inner hallway, w/c, storage cupboard. To the first floor there are three good sized double bedrooms, the main with fitted wardrobe and bathroom fitted with a three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property there is a landscaped garden with mature hedgerow borders, decorative gravel and gated path leading to the front door. To the rear a generous fenced and enclosed garden enjoys a sunny south-westerly aspect with views over woodland and Chorlton Water Park to the rear. An internal viewing is most highly recommended.

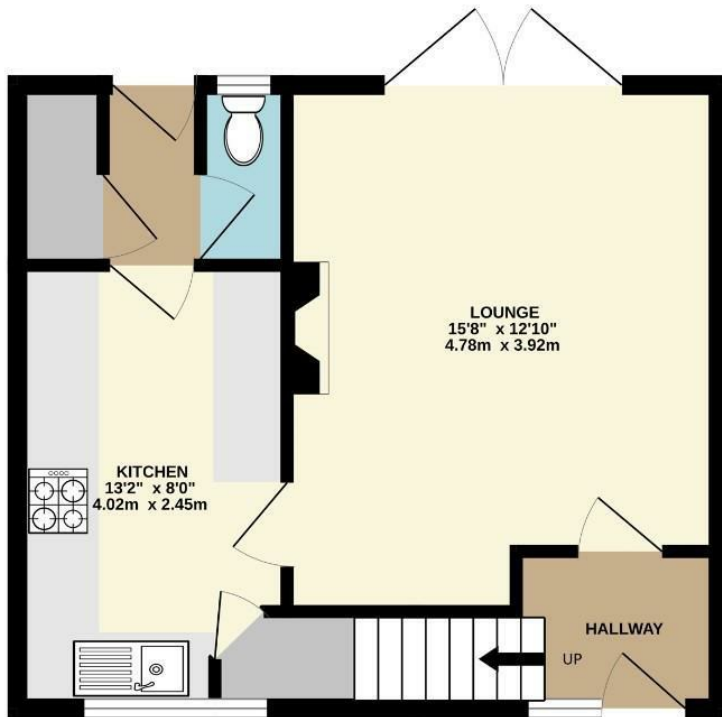
- NO CHAIN
- Superbly presented mid terrace 1930s property
- Three good sized bedrooms
- Approx. 60ft South-Westerly facing rear garden
- Views over woodland to the rear
- Quiet residential cul-de-sac
- Well placed for all local amenities, schools and transport links
- Spacious and light accommodation throughout
- Ideal for a young couple or family



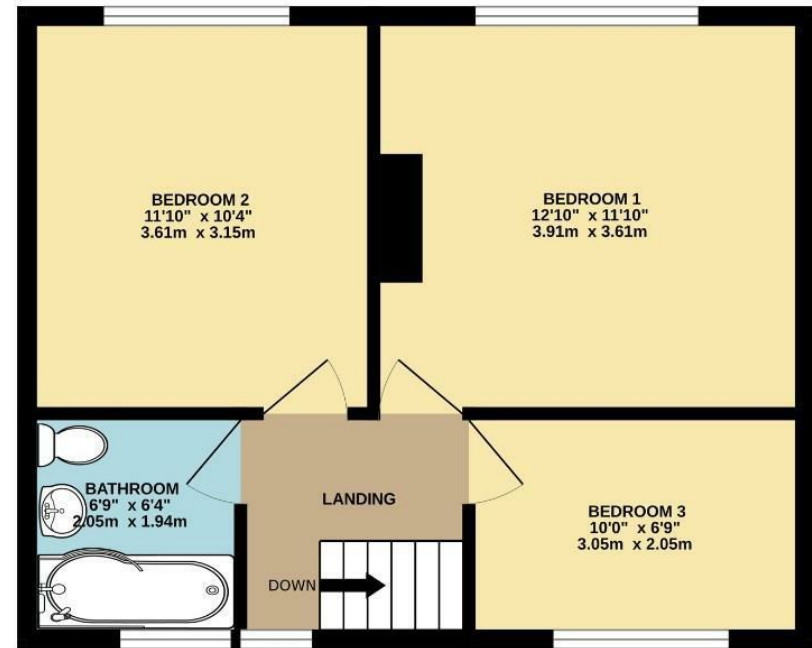
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>74</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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 ©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