



*Jordan fishwick*

22 Cleveleys Avenue, Chorlton, M21 8TS

Guide Price £450,000



## The Property

**\*\*\*NO CHAIN\*\*\*** A superbly presented NEWLY RENOVATED THREE DOUBLE BEDROOM END TERRACE PERIOD PROPERTY located on a quiet residential CUL-DE-SAC and benefitting from a WEST FACING REAR GARDEN as well as open VIEWS OVER ALLOTMENTS. This delightful property has recently undergone an extensive renovation creating a contemporary home, ideal for a young couple or family with MANY ORIGINAL FEATURES retained such as the restored wooden flooring, high ceilings and Manchester Window above the kitchen sink. The property is ideally situated for all local amenities and transport links in Chorlton Village, multiple local schools and parks plus the vibrant scene of Beech Road with its array of independent shops, bars and restaurants is only a short stroll away. The accommodation briefly comprises: spacious entrance hallway, lounge with large bay window, superb OPEN PLAN LIVING/DINING/KITCHEN with modern shaker style units, integrated appliances (all with 3 year manufacturers guarantee) and French patio doors leading to the landscaped WEST FACING GARDEN. To the first floor there are three good sized bedrooms and bathroom, refitted with a modern three piece suite. Both double glazing and brand new Baxi combination boiler, radiators and pipework throughout have been installed. Externally, to the rear of the property a walled courtyard garden enjoys a sunny Westerly aspect and features a raised timber decking, decorative gravel patio and beds with timber boundaries. An internal viewing is most highly recommended.


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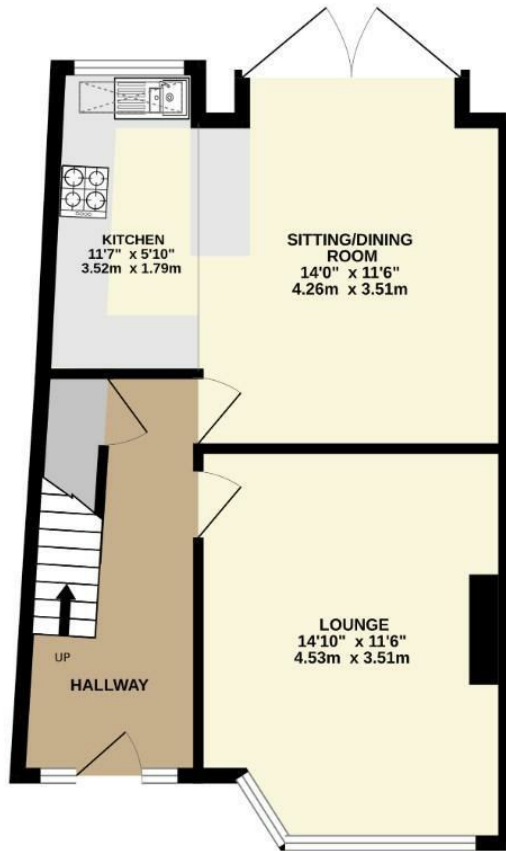
- NO CHAIN
- Newly renovated end terrace period property
- Three good sized double bedrooms
- Open plan living/dining/kitchen
- Westerly facing rear garden
- Quiet residential CUL-DE-SAC
- Open views over allotments
- Many original features retained



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 2002/91/EC 	



GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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