



jordan fishwick

20 Attercliffe Road, Chorlton, M21 9FS
Guide Price £395,000



The Property

NO CHAIN A delightful TWO DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY nestled on a quiet CUL-DE-SAC in a highly sought after CHORLTON GREEN location. This superb property benefits from a WEST FACING REAR GARDEN as well as having MANY ORIGINAL FEATURES throughout and will prove ideal for a young couple or first time buyer. The property is positioned only a short stroll from the vibrant scene of Beech Road, Chorlton Ees and Ivygreen as well as many local schools and transport links. The accommodation briefly comprises: porch, entrance hallway, lounge with original cast iron fireplace, 20FT OPEN PLAN DINING KITCHEN. To the first floor there are two good sized bedrooms and bathroom, fitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden and gated path leading to the front door while to the rear, a walled courtyard garden enjoys a sunny westerly aspect and features an Indian sandstone patio. An internal viewing is most highly recommended. Sold with no onward chain. PHOTOS PRIOR TO TENANCY. Council tax band B. EPC rating D

**20 Attercliffe Road, Chorlton,
Manchester, M21 9FS**

Guide Price £395,000



- NO CHAIN
- Delightful two bedroom mid terrace period property
- Quiet Cul-de-sac in a highly sought after Chorlton Green location
- West facing rear courtyard garden
- Short stroll from Beech Road and Chorlton Ees
- Many original features retained
- Well placed for all local amenities and transport links
- Ideal for a young couple / first time buyers
- Photos prior to tenancy
- Council Tax: B. EPC: D

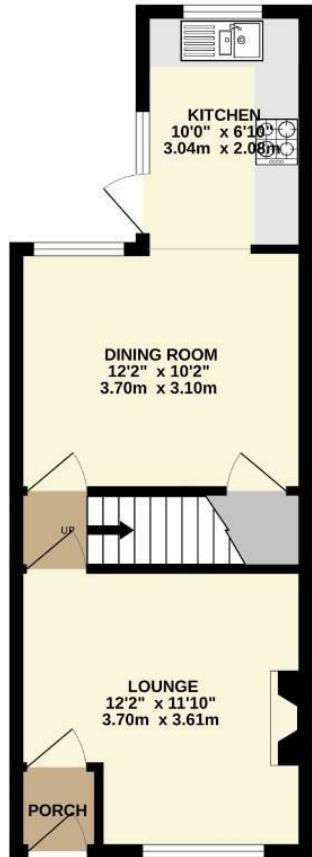


Energy Efficiency Rating

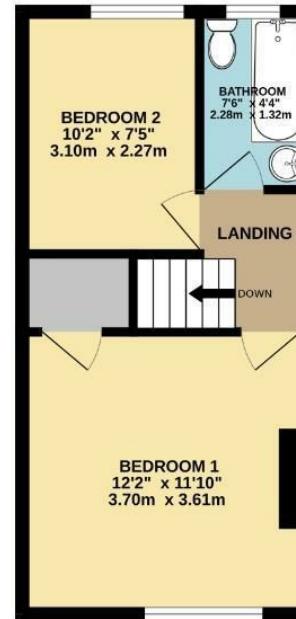
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 sq.m.) approx.

Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and no guarantee is given 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 62005.



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