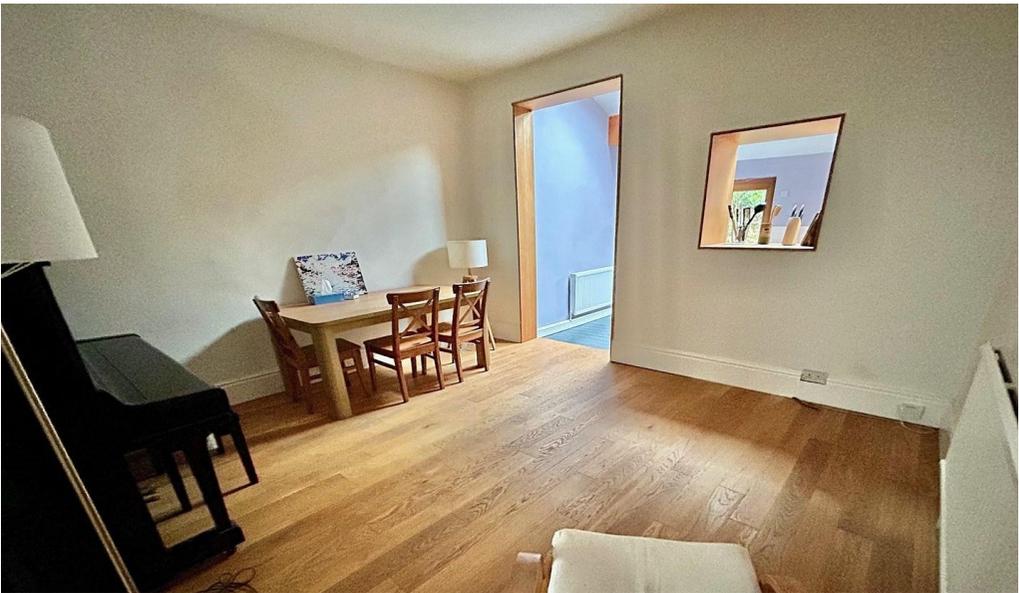




**GASCOIGNE
HALMAN**

Higson Avenue, Chorlton
£400,000

THE AREA'S LEADING ESTATE AGENCY



A well-presented and light and airy bay fronted terrace property located in a highly sought after residential area and only a short stroll from the ever popular Beech Road with its array of independent shops, bars and restaurants. Having been tastefully extended to offer spacious accommodation this property is ideal for a wide range of buyers such as first time buyers and investors alike.

Property details

- A Well-Presented Mid Terrace Property
- Bay Fronted Living Room, Large Dining Room and Modern Fitted Extended Kitchen
- Two Good Sized Bedrooms and a Three-Piece Bathroom Suite
- Attractive Frontage and a Rear Garden
- Located in a Highly Desirable Area and Only Moments from Beech Road
- Ideal for First Time Buyers and Investors Alike



About this property

Internally the property comprises of a bay fronted, light and airy living room, a spacious dining room with useful under stairs cupboard. An extended modern fitted kitchen with attractive sky lights and French doors which overlook the rear garden.

To the first floor there are two good sized bedrooms with the principal bedroom being particularly large in size. A contemporary three-piece bathroom suite, serves both bedrooms. There is attic space providing additional storage.

Externally your approach the property via a gated entrance. To the rear of the property there is an enclosed garden with walled boundaries and access to a communal alleyway.

Chorlton is proving a popular location due to its excellent transport links with Manchester Airport and the national motorway network along nearby Princess Road. The centre of Chorlton has a wide range of shops that more than cater for everyday shopping requirements. Bars and restaurants here cater for all tastes. Chorlton Water Park running along the River Mersey is also popular with residents as is Chorlton Green. Schools and recreational facilities in the area are also good.







DIRECTIONS

M21 9EP

COUNCIL TAX BAND

B

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

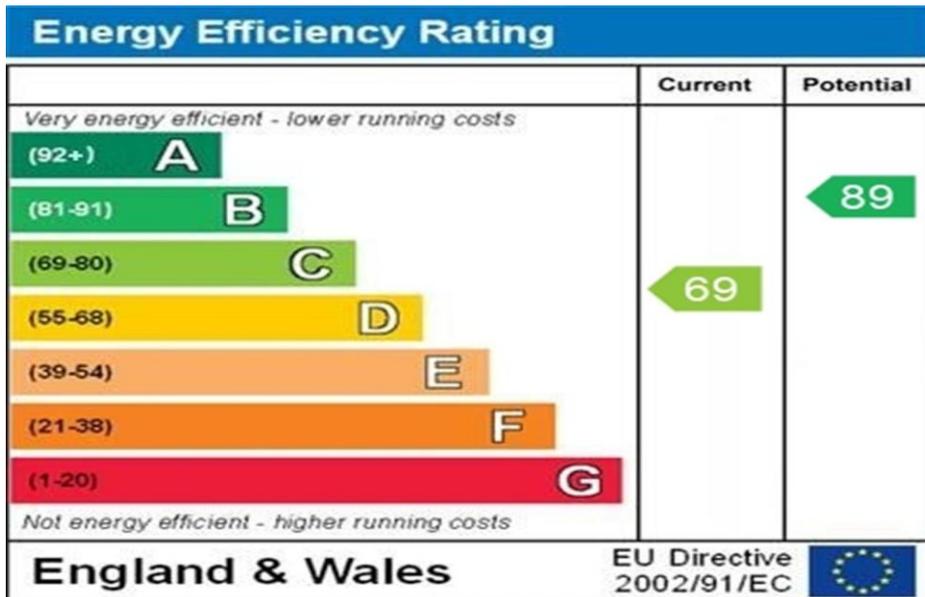
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

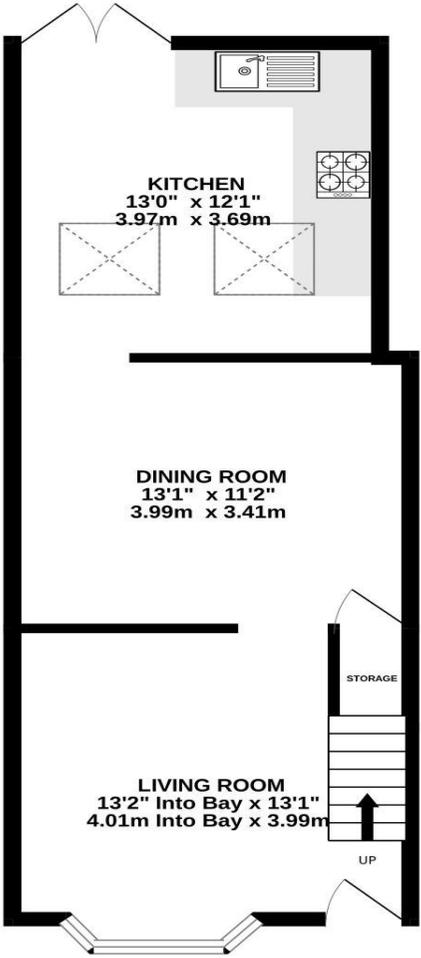
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

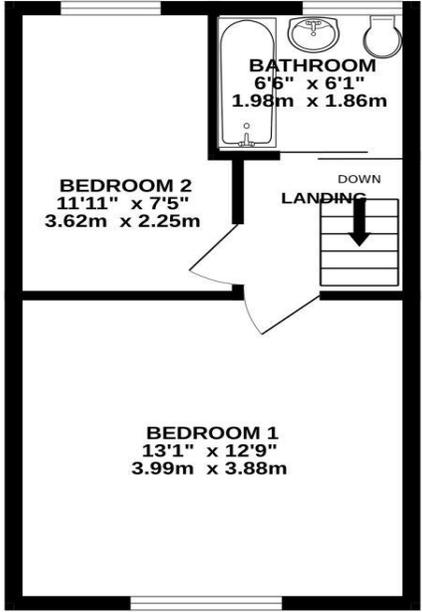
No

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GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.





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