



*Jordan fishwick*

29 Grindley Avenue, Chorlton, M21 7NE  
Guide Price £300,000



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### The Property

**\*\*\*NO CHAIN\*\*\*** A THREE BEDROOM MID TERRACED PROPERTY on a quiet residential CUL-DE-SAC just a short walk from local amenities, parks and Chorlton Village. This delightful property will prove ideal for a young couple or family with spacious and light accommodation throughout as well as a DRIVEWAY providing off road parking and a large garden. This accommodation comprises of: covered porch, entrance hallway, lounge overlooking the garden, a newly fitted kitchen, rear hall, downstairs w/c and store. To the first floor there are three well proportioned rooms and bathroom with a three piece suite. Externally there is a patio area and a lawned garden. Both double glazing and gas central heating are installed. An internal viewing is recommended.

- NO CHAIN
- Three bedroom mid terraced
- Located on a quiet CUL-DE-SAC
- Modern fitted kitchen
- Spacious and light accommodation throughout
- Double glazing and gas central heating installed throughout
- Off road parking
- Ideal for a young couple or a family
- Walking distance from Chorlton Water Park
- Council Tax: A. EPC: C



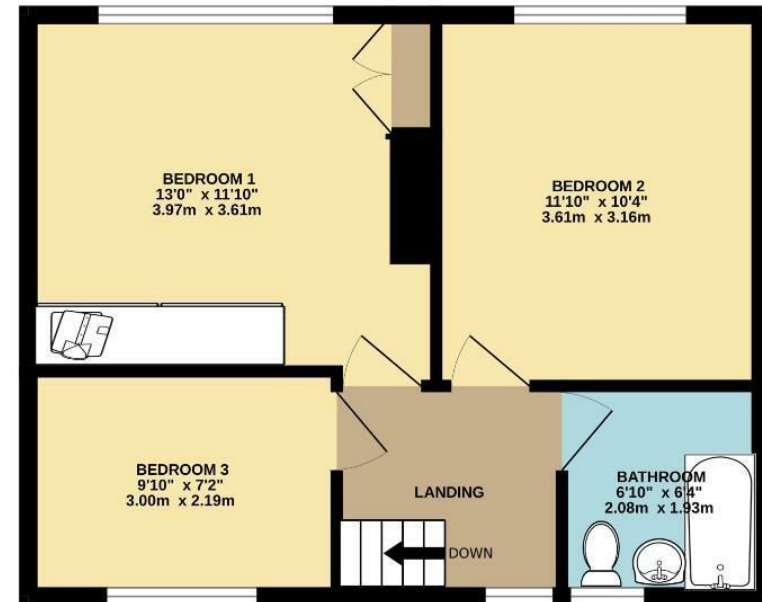
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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