



*jordan* fishwick

7 Whalley Avenue, Chorlton Cum Hardy,  
Guide Price £450,000





## Whalley Avenue Manchester M21 8TU

Guide Price £450,000




### The Property

A simply wonderful THREE DOUBLE BEDROOM PERIOD MID TERRACE property, beautifully presented throughout and providing spacious family accommodation over THREE FLOORS. This delightful property, having been recently modernised by the current owners, is to be sold with NO ONWARD CHAIN and retains many ORIGINAL FEATURES such as the fireplaces and sanded floor boards throughout the ground floor. The splendid accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, TWENTY TWO FOOT OPEN PLAN DINING KITCHEN. The cellars have been converted (not tanked) to provide a useful utility room and storage space. To the first floor there are two excellently proportioned double bedrooms and stunning bathroom, fitted with a four piece suite including walk-in shower and freestanding bath, whilst the second floor reveals the main suite with a SEVENTEEN FOOT BEDROOM and en-suite shower room. Externally there is a walled garden to the front of the property with mature shrubbery and gated path whilst to the rear a well maintained, walled courtyard garden with paved patio and decorative gravel. Double glazing and gas central heating are installed, and an internal viewing is most highly recommended.



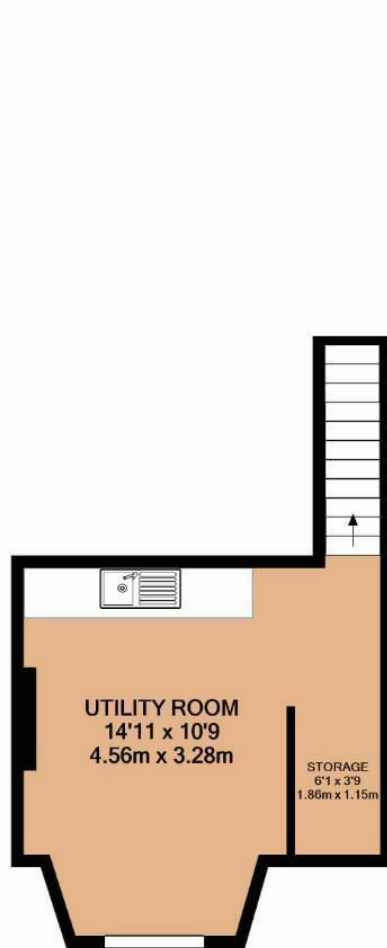
- Delightful mid-terrace period property
- Three double bedrooms and two bathrooms
- Twenty two foot open plan dining kitchen
- Gardens to both front and rear
- Cul-de-sac location
- Walking distance to Chorlton Village, The Metro and nearby parks
- Many original features throughout
- Accommodation over three floors
- Cellars with useful storage and utility space
- NO CHAIN



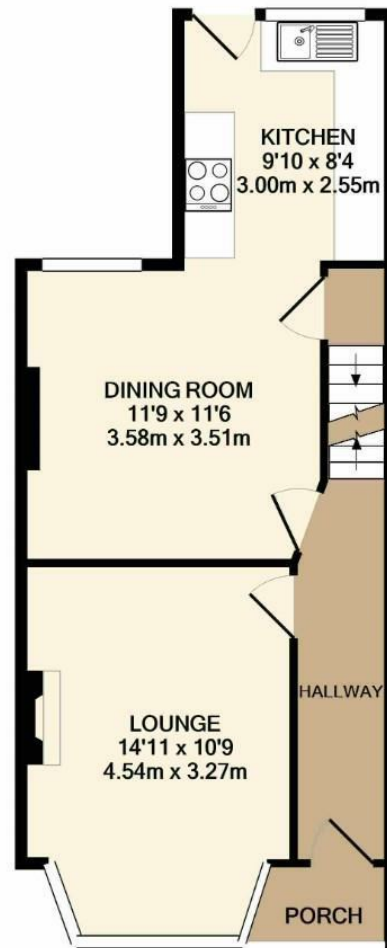
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 







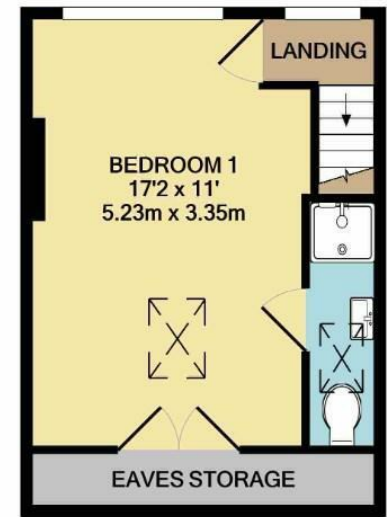
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 215 SQ.FT.  
(20.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 461 SQ.FT.  
(42.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 269 SQ.FT.  
(25.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1368 SQ.FT. (127.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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