



*jordan fishwick*

38 Riverside Avenue, Chorlton, M21 7PU  
Guide Price £310,000



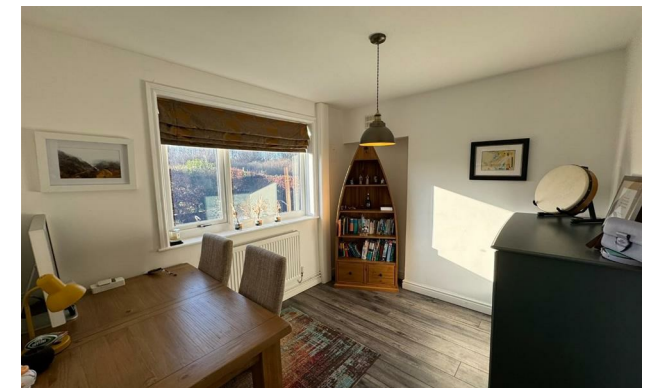


### The Property

A superbly presented THREE DOUBLE BEDROOM SEMI DETACHED 1930s PROPERTY having been recently renovated to an excellent standard throughout. This delightful property offers spacious and light accommodation throughout, ideal for a young couple or family and benefits from OPEN VIEWS OVER PARKLAND to the front as well as large, private gardens that surround the property. Located mid way between Chorlton and Didsbury Village Centres, this splendid property is conveniently placed for all local amenities, transport links and Chorlton Water Park. The accommodation briefly comprises: covered porch, entrance hallway, 21FT OPEN PLAN LIVING/DINING/KITCHEN, sitting/dining room, utility room, cloakroom w/c. To the first floor are three well proportioned double bedrooms and bathroom, fitted with a modern piece suite with tiled walls and flooring. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a large SOUTH FACING GARDEN, mainly laid to lawn with gated path leading to the front door and mature hedgerow borders for privacy. To the rear is a fenced and enclosed garden which has been laid to lawn. An internal viewing of this fine home is most strongly recommended.

**38 Riverside Avenue, Chorlton,  
Manchester, M21 7PU**


**Guide Price £310,000**





- Immaculately presented and recently renovated
- Three double bedrooms and two reception rooms
- Large South facing garden
- 21ft open plan living/dining/kitchen
- Downstairs w/c + utility room
- Situated mid way between Chorlton and Didsbury centres
- Open views over parkland
- Double glazing and gas central heating throughout
- Ideal first time buy

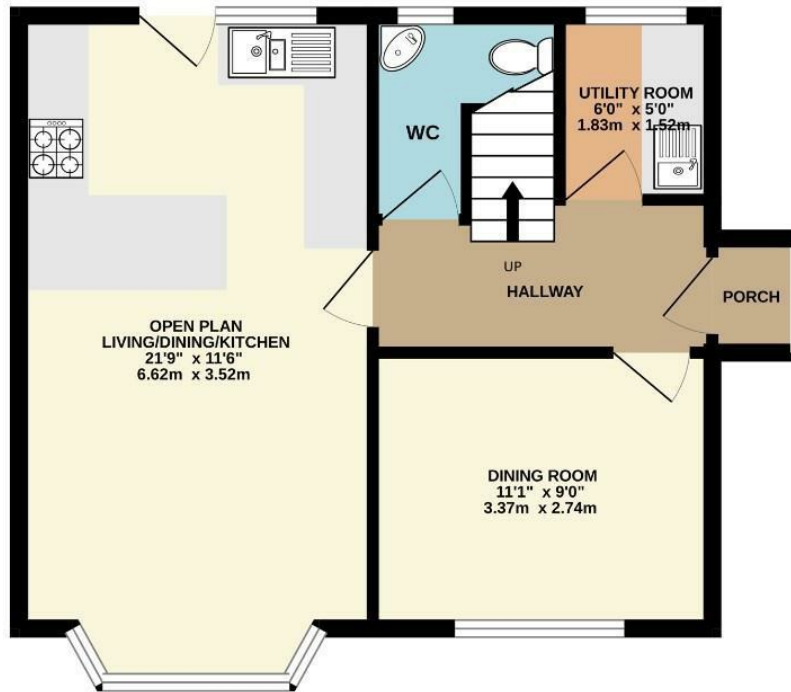


| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>84</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            | <b>69</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  |

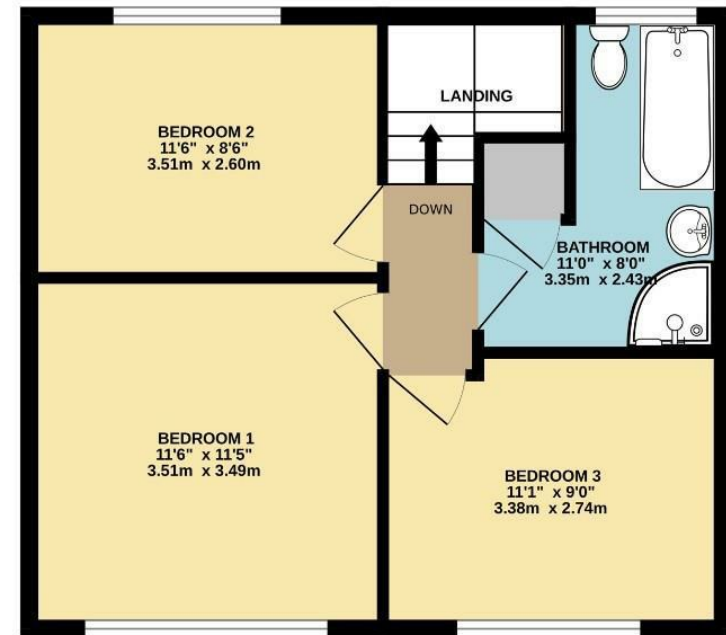




GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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