



jordan fishwick

1 Swinfield Avenue, M21 9FU
Guide Price £345,000



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Chorlton, M21 9FU**

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The Property

*****NO CHAIN***** An EXTENDED TWO DOUBLE BEDROOM PERIOD END TERRACE requiring modernisation and updating, located on a highly regarded CUL-DE-SAC in Chorlton Green. This delightful property benefits from OPEN VIEWS OVER ALLOTMENTS to the rear and is ideally located for all local amenities, Chorlton Ees and is only 0.3 miles from the vibrant scene of Beech Road. The property further benefits from a SOUTH FACING REAR GARDEN and will prove ideal for a young couple or family. The accommodation briefly comprises: entrance hallway, sitting room, lounge, dining kitchen with French patio doors to the rear garden. To the first floor are two well proportioned double bedrooms and bathroom, fitted with a three piece suite. To the front of the property is a garden and path to the front door. To the rear there is a southerly facing courtyard garden with decorative gravel. Gas central heating has been installed throughout and an internal viewing is highly recommended.

Council tax band B.

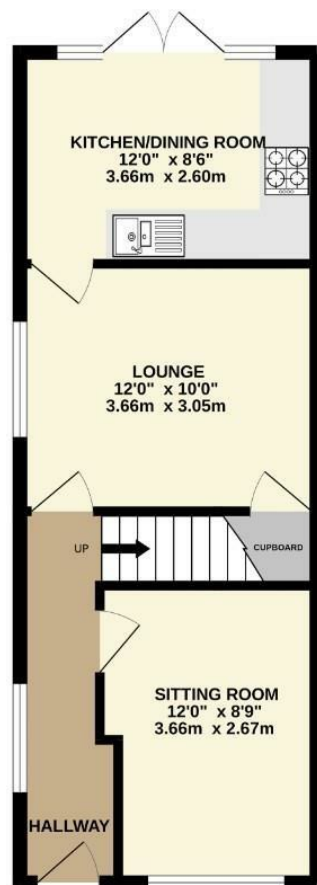
- NO CHAIN
- Extended end terrace period property
- Two double bedrooms
- Two reception rooms + dining kitchen
- CUL-DE-SAC
- Many original features
- Some modernisation and updating required
- Stone's throw from both Beech Road and Chorlton Ees



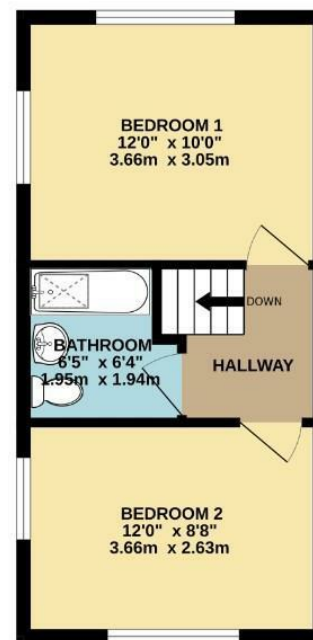
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.
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