



*jordan fishwick*

21 Erlington Avenue, Firwood, M16 0FN  
Guide Price £550,000





## The Property

\*\*\*NO CHAIN\*\*\* Nestled within a SUBSTANTIAL SOUTHERLY FACING CORNER PLOT on a quiet residential CUL-DE-SAC is this well presented and significantly EXTENDED FOUR DOUBLE BEDROOM SEMI DETACHED 1920S PROPERTY of character, boasting MANY ORIGINAL FEATURES throughout as well as a DRIVEWAY AND GARAGE providing off road parking for multiple vehicles. This delightful property will prove an ideal family home, offering spacious and light versatile accommodation and is ideally placed for all local amenities, transport links including the Metro which is only 0.3 miles away as well as multiple local schools, all within walking distance. The accommodation briefly comprises: covered porch, spacious entrance hallway, lounge with large bay window, sitting room with French patio doors opening to the rear garden, wet room, dining room, kitchen, utility/rear porch, downstairs w/c, cloakroom. To the first floor there are four well proportioned double bedrooms, the main with full height fitted wardrobes and second boasting a large bay window, bathroom and separate w/c. Externally, to the front of the property is a walled garden, paved driveway and garage. To the rear, a substantial garden enjoys a Southerly aspect and has been mainly laid to lawn and features large beds with mature trees, plants and shrubbery and multiple paved patio areas. Gas central heating has been installed throughout and an internal viewing is most highly recommended. Sold with no onward chain. Council Tax Band D.

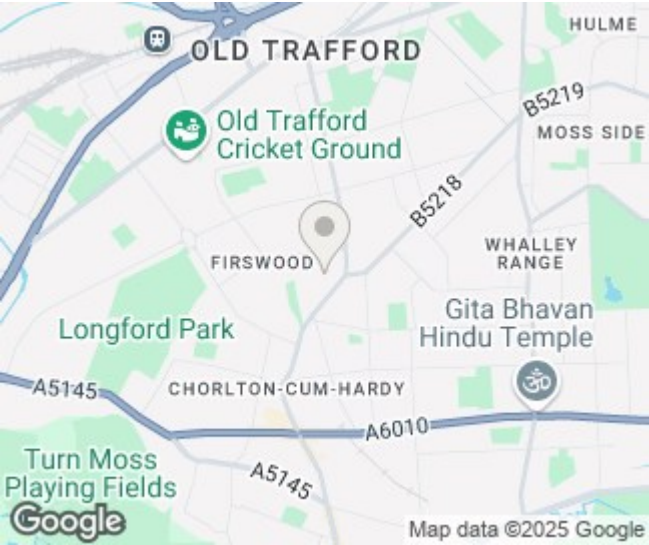
**21 Erlington Avenue, Firwood,  
Manchester, M16 0FN**


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- NO CHAIN
- Well presented semi detached 1920s property
- Four double bedrooms and three reception rooms
- Substantial Southerly facing corner plot
- Garage and driveway providing off road parking
- Many original features retained
- Quiet residential CUL-DE-SAC
- 0.3 Miles to the Metro
- Ideal family home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>56</b>	<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</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  
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR  
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 1730 sq.ft. (160.7 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 mis-statement. 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 as to their operability or efficiency can be given.  
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