



jordan fishwick

25 Cleveleys Avenue, Chorlton, M21 8TS
Guide Price £425,000



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The Property

A stunning MID TERRACED PERIOD PROPERTY located on a popular road ideally placed for Chorlton Park, local amenities, schools, the Metro and Beech Road. Ideal for a couple or young family, this splendid home is offered in immaculate order throughout and comprises briefly: entrance hall with tiled flooring, lounge opening to the large open plan dining room/kitchen with RE-FITTED KITCHEN. To the first floor there are THREE excellent bedrooms and a RE-FITTED BATHROOM with over bath shower. Gas central heating is installed and the double glazed windows benefit from FITTED PLANTATION SHUTTERS. Finally, there is a walled and enclosed rear court yard garden with artificial turf play area and flower borders. Offered in fine decorative order throughout, early viewing is highly recommended.

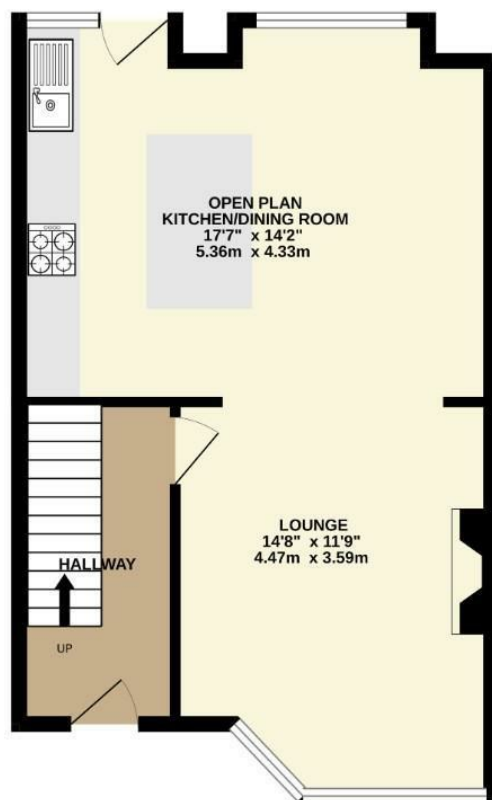
- Beautifully presented period mid-terraced property
- Large open plan dining room/kitchen with re-fitted kitchen
- Three excellent bedrooms
- re-fitted bathroom with over bath shower
- Attractive walled & enclosed rear court yard garden
- Gas central heating installed |Double glazing with fitted plantation shutters
- Popular village location road with easy access to parks & schools
- Conveniently placed for the Metro link
- Ideal for a couple or young family
- Good standard of decor throughout



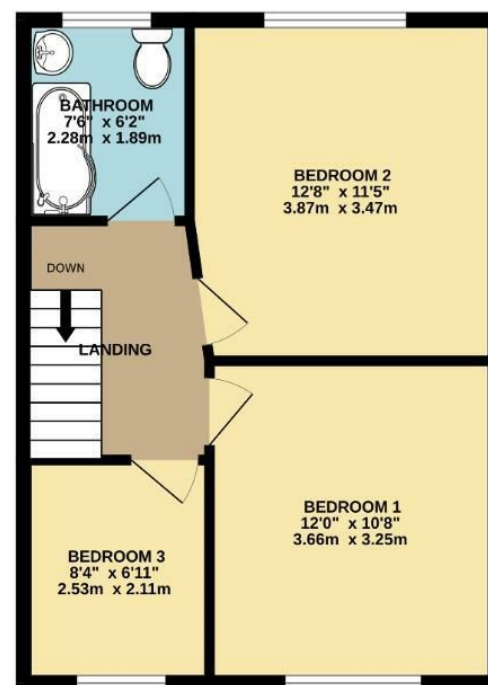
| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | 64 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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