



*Jordan fishwick*

37 St. Annes Road, Chorlton, M21 8TQ

Offers Over £395,000

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### The Property

**\*\*\*NO CHAIN\*\*\*** A delightful bay fronted **THREE BEDROOM MID TERRACED PERIOD PROPERTY**, positioned on a well regarded tree-lined road within walking distance of Chorlton Village and all local amenities. The property is ideally placed within only a short stroll from the vibrant scene of Beech Road, multiple local parks as well as all amenities and transport links in Chorlton Village. The property would prove ideal for a young couple or family/first time buyers and further benefits from being within the catchment area for Brookburn Primary School. The accommodation briefly comprises: covered entrance hallway, lounge with large bay window, dining room and kitchen. To the first floor there are three bedrooms, the main of which being 14ft and bathroom fitted with a modern three piece suite. Both double glazing and gas central heating have been installed. An internal viewing is most strongly recommended. Sold with no chain.



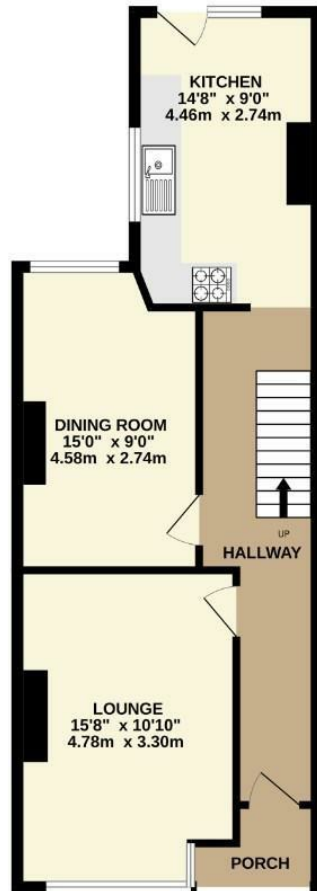
- NO CHAIN
- Well presented mid terrace period property
- Many original features retained
- Walking distance to Chorlton Village and Beech Road
- Short stroll from multiple local schools and parks
- Ideal for young couple or family
- Spacious and versatile accommodation throughout
- 0.5 miles to the Metro (Chorlton)
- Council Tax: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (98.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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