



*Jordan fishwick*

3 Needham Avenue, Chorlton, M21 8AA

Guide Price £350,000



**3 Needham Avenue, Chorlton,  
Manchester, M21 8AA**  
Guide Price £350,000



### The Property

Nestled on a quiet residential road in the HEART OF CHORLTON VILLAGE is this delightful TWO BEDROOM MID TERRACE PERIOD PROPERTY which benefits from a WESTERLY FACING COURTYARD GARDEN as well as spacious and light ACCOMMODATION OVER THREE FLOORS. This delightful property will prove ideal for a young couple or family and is ideally placed only a short stroll from all local amenities and transport links in Chorlton Village, the vibrant scene of Beech Road as well as multiple local parks. The accommodation briefly comprises: covered porch, dining room open to spacious lounge with glazed patio door to the rear garden and archway through to the kitchen, fitted with modern shaker style units. To the first floor there are two good sized bedrooms and spacious bathroom fitted with a four piece suite including freestanding roll top bath while the second floor reveals a good sized loft room with two Velux skylight windows. Double glazing and gas central heating have been installed throughout. Externally to the rear a walled and enclosed courtyard garden enjoys a sunny Westerly aspect. An internal viewing is most highly recommended.

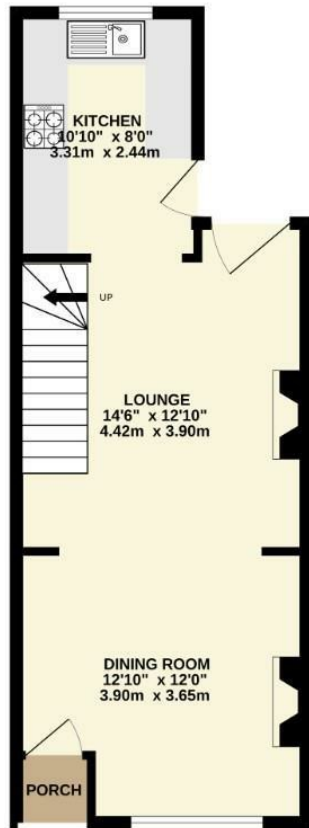
- Well presented mid terrace period property
- Two good sized bedrooms with Loft room.
- Westerly facing courtyard garden
- Sought after central Chorlton location
- Ideally placed for all local amenities and transport links
- Walking distance from Beech Road and multiple parks
- Spacious and light accommodation over three floors
- NO CHAIN
- Council Tax: B. EPC: C



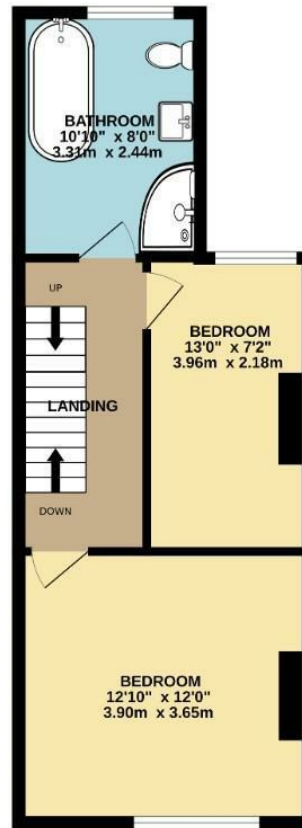
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



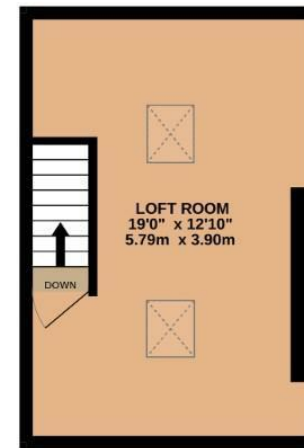
GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR  
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington