



jordan fishwick

20 Marlborough Avenue, Whalley Range, M16 0AJ

Guide Price £350,000



The Property

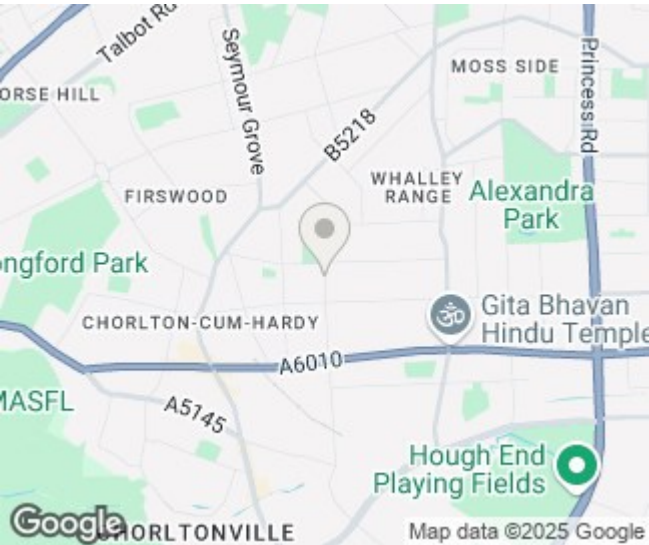
A delightful THREE DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY, offered for sale in MOVE-IN READY condition having been stylishly decorated and tastefully updated throughout by the current owners. This splendid property benefits from a WESTERLY FACING REAR GARDEN and provides spacious and light accommodation throughout. There are multiple local schools and parks, as well as all amenities and transport links in Chorlton Village including the Metrolink, within walking distance and the property further benefits from having many original features retained. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and decorative period style cast iron fireplace, dining room with original flooring, kitchen fitted with modern shaker style units and feature tiled flooring. To the first floor there are three good sized double bedrooms, the main of which being 14ft and fitted with custom timber shutters and bathroom, fitted with a modern three piece suite and feature subway tiling. Gas central heating and double glazing have been installed throughout with all windows to the front benefitting from custom timber shutters. Externally, to the front of the property is a garden and gated path leading to the front door while to the rear, a walled courtyard garden enjoys a Westerly aspect and features a large stone flagged patio area as well as raised beds with timber boundaries. An internal viewing is most highly recommended. Council Tax: A

**20 Marlborough Avenue,
Whalley Range, Manchester,
M16 0AJ**

Guide Price £350,000



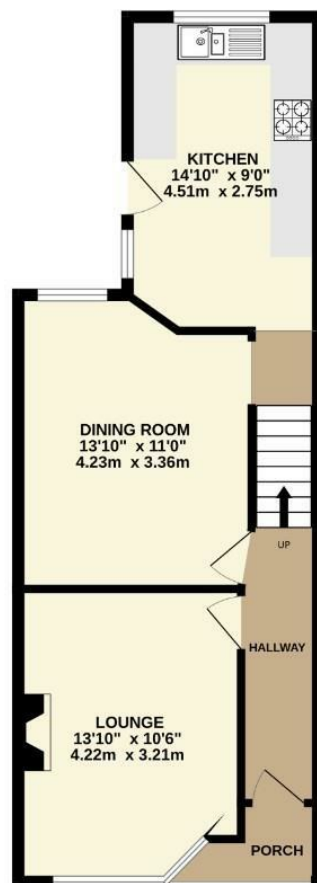
- Superbly presented mid terrace period property
- Three double bedrooms + two reception rooms
- Westerly facing rear garden
- Move-in ready condition
- Walking distance to Chorlton Village and the Metro
- Recently installed double glazing throughout
- Short stroll from multiple local schools and parks
- Stylishly decorated throughout
- Council Tax: A



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



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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.
Made with Metropax 62025



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