jordan fishwick

34 Riverside Avenue, Chorlton, M21 7PU

Guide Price £325,000

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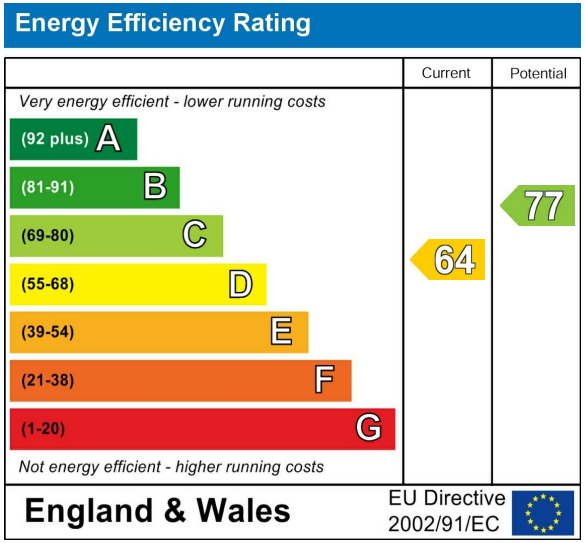
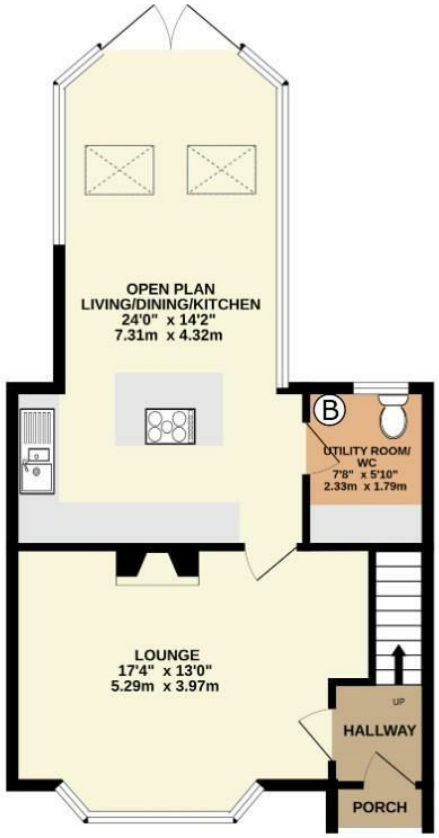
The Property

A superbly presented and EXTENDED MID TERRACE 1930S PROPERTY benefitting from THREE DOUBLE BEDROOMS PLUS LOFT ROOM. This delightful property offers spacious and light ACCOMMODATION OVER THREE FLOORS, ideal for a young couple or family and benefits from OPEN VIEWS OVER PARKLAND to the front as well as large, private gardens to both the front and rear. Offered for sale in MOVE-IN READY CONDITION, this splendid property is certainly not one to be missed and is ideally placed for both Chorlton and Didsbury Village Centres as well as all local amenities and transport links. The accommodation briefly comprises: covered porch, entrance hallway, 17ft lounge, 24FT OPEN PLAN LIVING/DINING/KITCHEN fitted with integrated Neff appliances, utility room/wc. To the first floor there are three good sized bedrooms, each benefitting from fitted wardrobes and shower room. To the second floor is a 20ft loft room providing further versatile accommodation and access to eaves storage space. Gas central heating, double glazing and a security system are all installed. Externally there is a large blocked paved garden to the front of the property, which enjoys both a Southerly aspect as well as open views over fields. To the rear, a The impressive specification is completed by an enclosed rear garden. Well placed for both Chorlton and Didsbury centres and for the city centre, viewing of this fine home is highly recommended. Council Tax Band A. EPC Rating Band D.

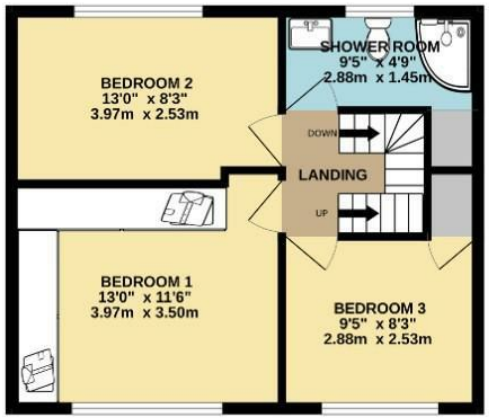
- Superbly presented and extended mid terraced family home
- Three double bedrooms plus loft room
- 24 ft open plan dining kitchen with built in high end appliances
- Enclosed gardens to front & rear
- Gas central heating, double glazing & a security system all installed
- Open views over fields to the front
- Versatile accommodation over three floors
- Situated mid way between Chorlton and Didsbury centres
- Downstairs Utility Room/WC



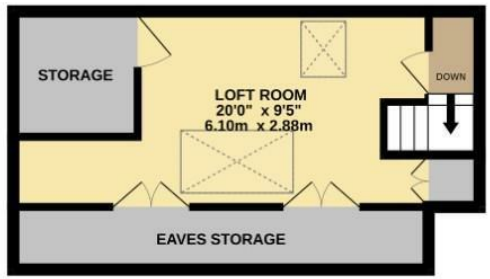
GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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