



Jordan fishwick

25 Cleveleys Avenue, Chorlton, M21 8TS

Guide Price £425,000



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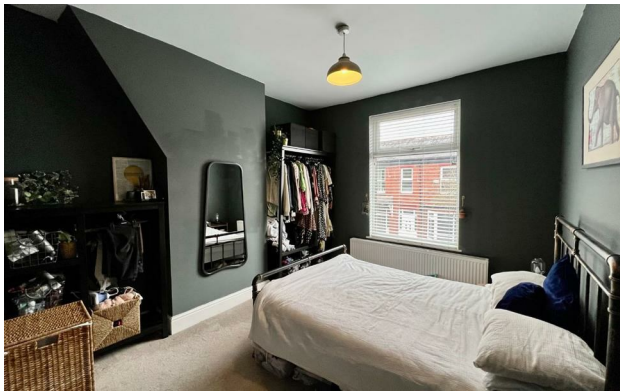
The Property

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.

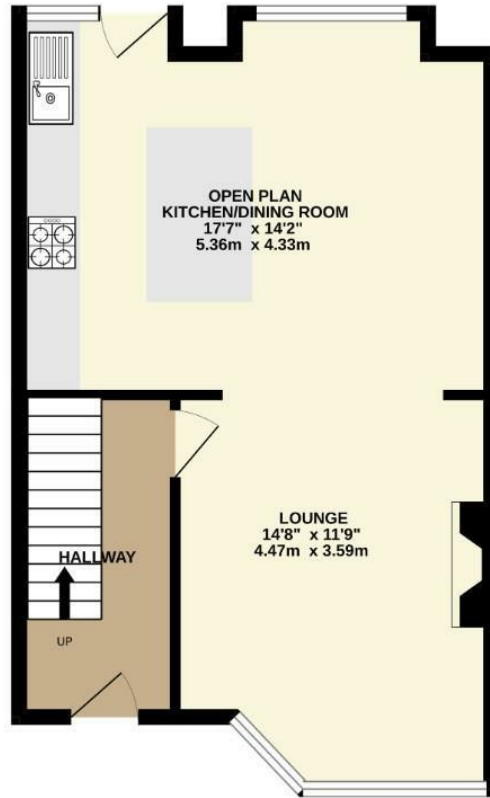
- Beautifully presented period mid-terraced property
- Large open plan dining room/kitchen with re-fitted kitchen
- Three excellent bedrooms
- re-fitted bathroom with over bath shower
- Attractive walled & enclosed rear court yard garden
- Gas central heating installed |Double glazing with fitted plantation 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



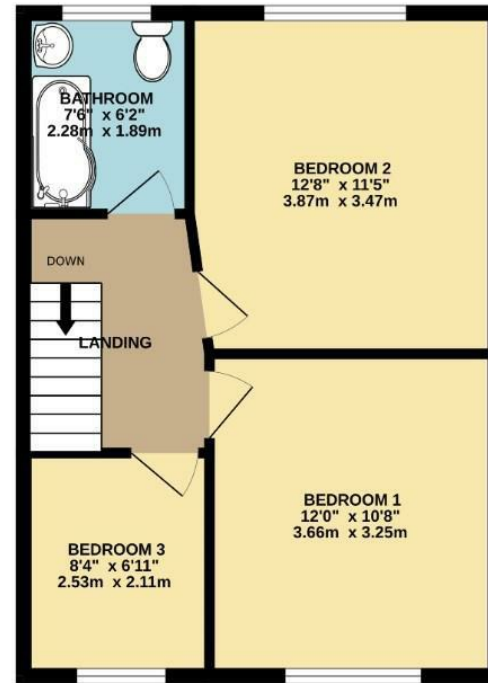
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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