



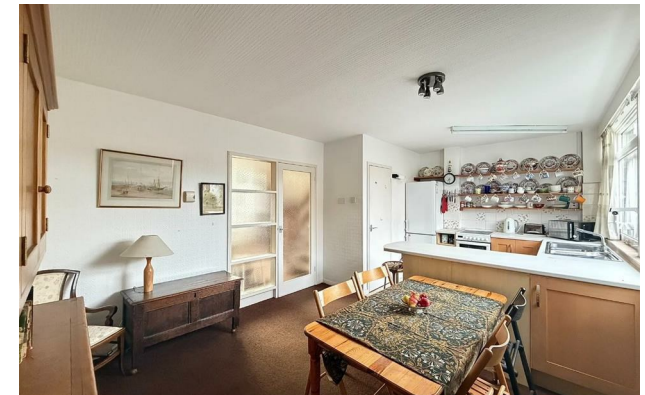
Jordan fishwick

36 Finney Drive, Chorlton Green, M21 9DS

Guide Price £395,000

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The Property

NO CHAINREQUIRES SOME MODERNISATION AND UPDATING*** Nestled at the end of a quiet and highly sought after CUL-DE-SAC just off Chorlton Green is this delightful THREE BEDROOM MID TERRACE MODERN PROPERTY which benefits from a SOUTH FACING GARDEN as well as a CAR PORT providing secure off road parking. This superb property will prove ideal for a range of buyers, offering spacious and light accommodation throughout and is ideally located only a short stroll from the vibrant scene of Beech Road, with its array of independent shops, cafe's and restaurants, as well as multiple local schools, parks and transport links. The accommodation briefly comprises: entrance hallway, spacious dining kitchen, lounge with large full height sliding patio doors opening to the rear garden. To the first floor there are three good sized bedrooms, all of which benefit from fitted wardrobes, bathroom and separate w/c. Double glazing has been installed throughout. Externally, to the front of the property is a car port providing secure off road parking along with a fenced and enclosed garden while to the rear, a delightful lawned garden enjoys a sunny southerly aspect and features a stone flagged patio area along with deep beds stocked with an array of mature plants and shrubs. An internal viewing is most strongly recommended.

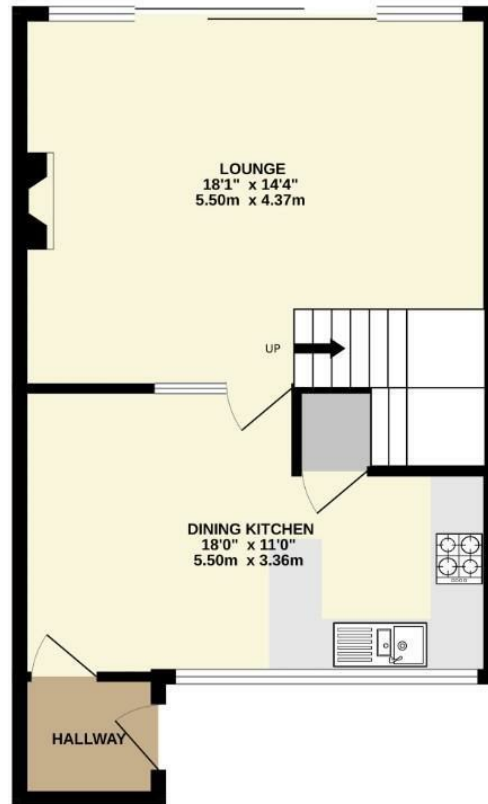
- NO CHAIN
- Three bedroom modern mid terrace 1960s property
- Highly regarded and sought after CUL-DE-SAC off Chorlton Green
- Southerly facing rear garden
- Car port providing secure off road parking
- Short stroll to Beech Road, Ivy Green and Chorlton Ees
- Catchment area for Brookburn Primary School
- Walking distance to Chorlton Village and the Metro
- Ideal for young couple/family or those downsizing
- Council Tax: B. EPC: E



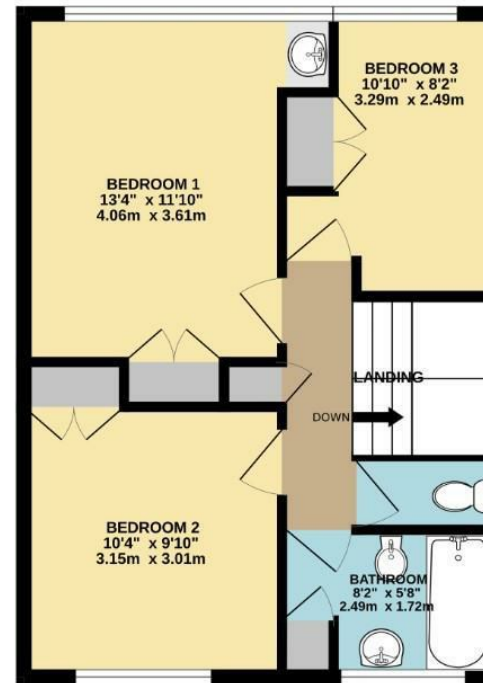
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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