



Jordan fishwick

3 Whalley Avenue, Whalley Range, M16 8AT

Guide Price £385,000



The Property

A simply beautiful **THREE BEDROOM MID TERRACE PERIOD PROPERTY** location on a quiet residential **CUL-DE-SAC** in the leafy suburb of Whalley Range. This delightful property boasts **MANY ORIGINAL FEATURES** throughout and has been stylishly decorated and updated by the current owners creating a contemporary home with period elegance. With spacious and light accommodation throughout as well as a delightful courtyard garden to the rear, this splendid property will prove ideal for a young couple or family and is located within only a short stroll from Chorlton Village, all local amenities, transport links, schools and parks. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and original fireplace, delightful **17FT OPEN PLAN DINING/KITCHEN** with modern shaker style units and **SOLID WOODEN WORKTOPS**, utility room. To the first floor there are three good sized bedrooms, both the main and second featuring original cast iron fireplaces and bathroom, fitted with a period style three piece suite. Externally, to the rear of the property is a fenced and enclosed courtyard garden with large Indian stone patio area, lawn and timber decking. An internal viewing of this wonderful property is most strongly recommended.

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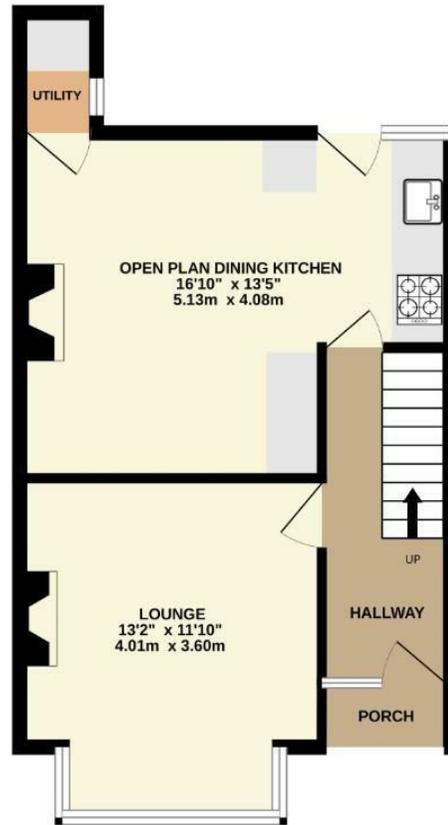
- Beautifully presented mid terrace period property
- Three good sized bedrooms
- 17ft open plan dining/kitchen
- Quiet residential CUL-DE-SAC
- Many original features retained
- Stylishly decorated and updated by the current owners
- Ideal for young couple or family
- Walking distance from Chorlton Village and all local amenities, schools and parks
- Council Tax: A. EPC: D



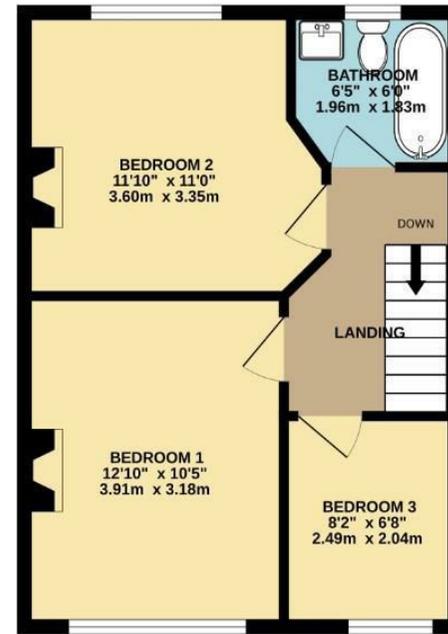
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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