



*jordan fishwick*

23 Hallows Avenue, Chorlton, M21 7WF  
Guide Price £365,000

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### The Property

Nestled within a SUBSTANTIAL CORNER PLOT at the end of a quiet residential CUL-DE-SAC is this beautifully presented and stylishly decorated THREE BEDROOM SEMI DETACHED 1930S PROPERTY located only a short stroll from Chorlton Water Park and all local amenities. This superb property offers spacious and light accommodation, ideal for a young couple or family and benefits from a DRIVEWAY providing ample off road parking as well as a LARGE SOUTH-WESTERLY FACING GARDEN. The property is offered for sale in MOVE-IN READY condition and is conveniently placed for both Chorlton and Didsbury Village centres as well as multiple local schools, parks and transport links including the Metro. The accommodation briefly comprises: spacious entrance hallway, through lounge/dining room with sliding patio doors opening to the rear garden, modern shaker style kitchen with integrated appliances. To the first floor there are three good sized double bedrooms and bathroom, fitted with a modern three piece suite with feature tiled flooring plus the loft has been fully boarded and accessed via drop down ladder offering ample storage space. Externally there is a block paved driveway to the front of the property, providing off road parking for multiple vehicles. To the rear and side of the property, a truly delightful south west facing rear garden, mainly laid to lawn with stone patio area, enclosed by mature trees, shrubbery and hedgerow. Both double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended.

- Superbly presented semi detached 1930s property
- Large south west facing corner plot
- Quiet residential CUL-DE-SAC
- Well placed for Chorlton and Didsbury Village centres
- Walking distance from all local amenities, schools and Chorlton Water Park
- Driveway providing ample off road parking
- Stylishly updated and decorated
- Move-in ready condition
- Ideal for young couple or family
- Council Tax: A. EPC: C



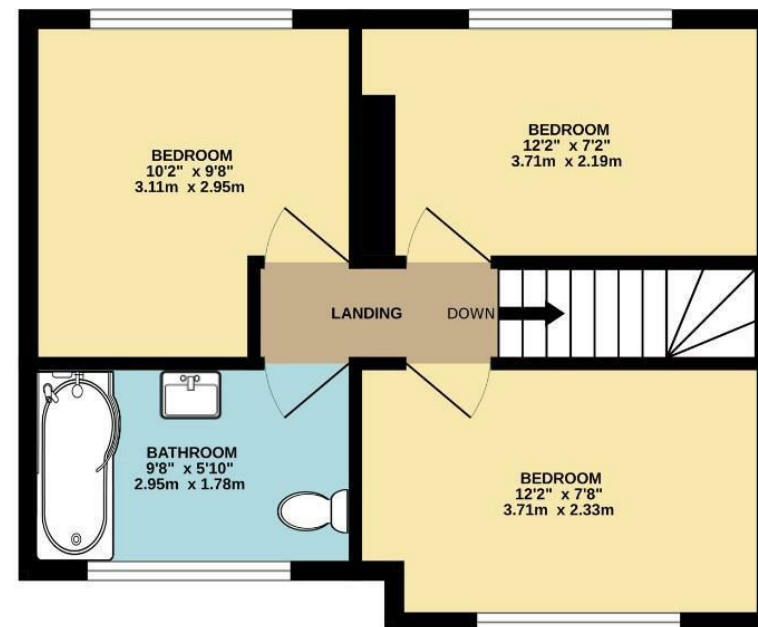
| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|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



GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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.  
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