



jordan fishwick

16 Hallows Avenue, Chorlton, M21 7WF
Guide Price £350,000



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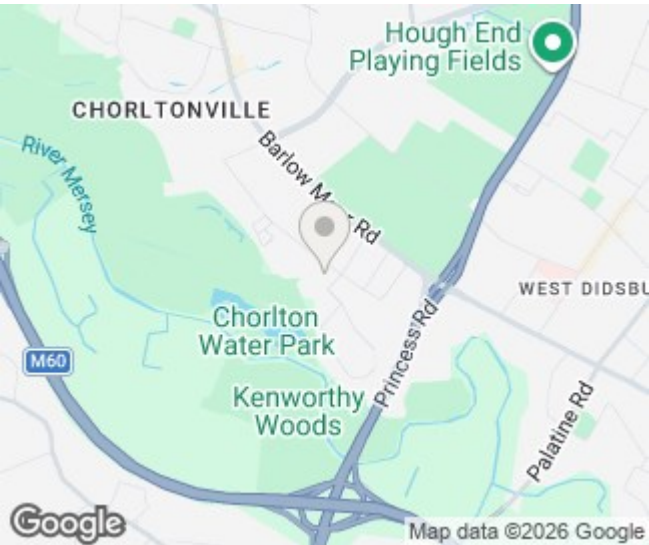
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The Property

Located on a quiet residential CUL-DE-SAC only a short stroll from Chorlton Water Park and all local amenities is this beautifully presented THREE DOUBLE BEDROOM MID TERRACE 1930S PROPERTY which offers spacious and light accommodation throughout. This delightful property benefits from both a DRIVEWAY as well as a generous rear garden and is offered for sale in MOVE-IN READY condition having been tastefully updated throughout by the current owners. Located mid way between Chorlton and Didsbury Village centres, the property is conveniently placed for all local amenities as well as multiple local schools, parks and transport links including the Metro and will prove ideal for a young couple or family. The accommodation briefly comprises: covered porch, entrance hallway, spacious 17ft lounge, recently refitted kitchen with modern shaker style units, inner hall, w/c, storage cupboard. To the first floor there are three good sized double bedrooms and bathroom fitted with a modern three piece suite. Both double glazing and gas central heating have been installed. Externally, to the front of the property there is a garden which features a large lawn, well stocked beds and a gated driveway provides off road parking. To the rear, a generously proportioned fenced and enclosed garden has been mainly laid to lawn and features a stoned flagged patio area plus beds stocked with mature plants and shrubs. Early viewing is most strongly recommended.

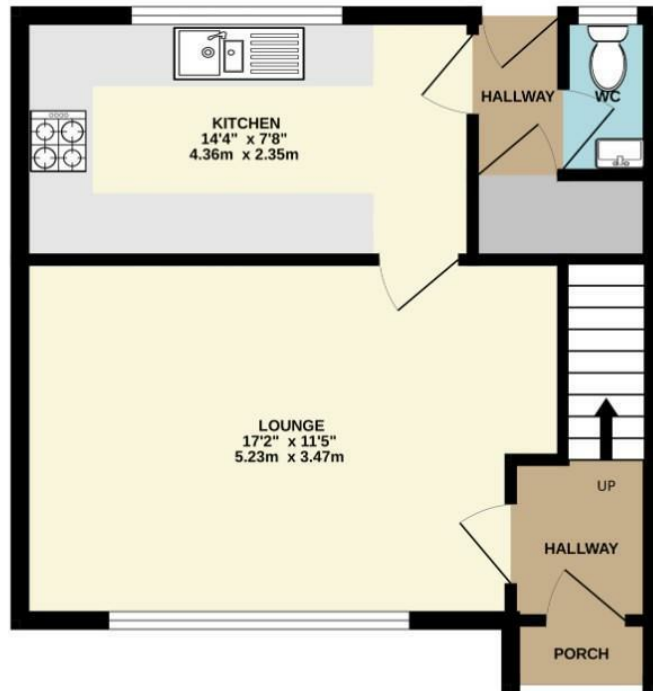
- Superbly presented mid terrace 1930s property
- Three double bedrooms
- Quiet residential CUL-DE-SAC
- Well placed for Chorlton and Didsbury Village centres
- Walking distance from all local amenities, schools and Chorlton Water Park
- Driveway providing ample off road parking
- Stylishly updated and decorated throughout
- Move in ready condition
- Ideal for young couple or family
- Council Tax: A. EPC: C



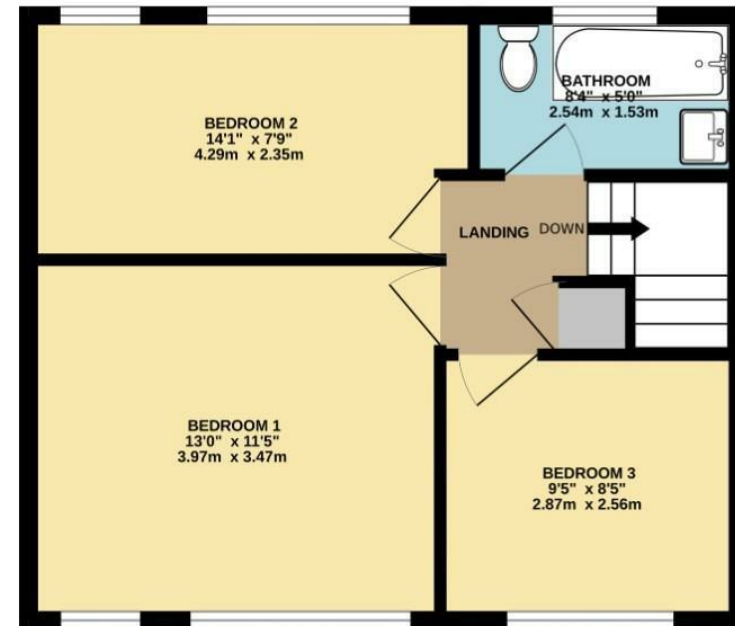
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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