



jordan fishwick

8 Cleveleys Avenue, Chorlton, M21 8TS

Guide Price £515,000

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The Property

An immaculately presented garden fronted EXTENDED THREE BEDROOM, TWO BATHROOM MID TERRACE PERIOD PROPERTY located on a well regarded road just off Sandy Lane. This superb property benefits from a WESTERLY FACING GARDEN as well as a 29FT OPEN PLAN LIVING/DINING/KITCHEN and is offered for sale in MOVE-IN READY condition having been tastefully updated throughout by the current owners creating a contemporary home with period elegance and ORIGINAL FEATURES throughout. The property is ideally located only a short stroll from all local amenities and transport links in Chorlton Village, the array of independent shops, cafes and restaurants than line Beech Road plus multiple schools and parks are all within easy reach. The accommodation briefly comprises: enclosed porch, entrance hallway, spacious lounge with bay window fitted with bespoke wooden shutters and original fireplace, 29ft open plan living/dining/kitchen with BI-FOLDING DOORS opening to the rear garden and twin Velux skylight windows which flood the room with natural light, shower room. To the first floor there are three good sized bedrooms, the second benefitting from full height fitted wardrobes and bathroom fitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property a walled garden features decorative gravel and gated path leading to the front door while to the rear, a walled courtyard garden enjoys a sunny westerly aspect with an artificial lawn and decorative gravel patio area. Early viewing is most strongly recommended.

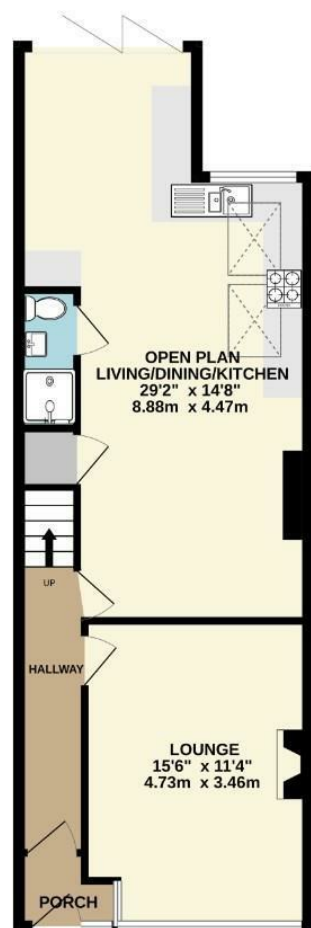
- Beautifully presented extended mid terrace period property
- Three bedrooms and two bathrooms
- 29ft open plan living/dining/kitchen
- Westerly facing rear garden
- Many original features retained
- Short stroll from Chorlton Village and Beech Road
- Well placed for multiple schools and parks
- Ideal for a young couple or family
- Move-in ready condition



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 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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