



Jordan fishwick

6 Firs Avenue, M16 0GA
Guide Price £445,000



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The Property

A beautifully presented, larger than average SEMI DETACHED 1930S PROPERTY, providing THREE DOUBLE BEDROOMS + LOFT ROOM and boasting a unique green outlook to the front. Located on a highly regarded CUL-DE-SAC adjacent to the Metro (Firwood) this superb property is ideal for those requiring fast access to the City Centre and Chorlton village as well as being well placed for all local amenities and schools. Offering spacious and light ACCOMMODATION OVER THREE FLOORS and further benefitting from both a DRIVEWAY and well proportioned rear garden, this delightful property will prove ideal for a young couple or family. Offered for sale in MOVE-IN READY condition, having been tastefully updated whilst retaining MANY ORIGINAL FEATURES, this fine property is certainly not one to be missed and provides significant SCOPE TO EXTEND (STPP). The accommodation briefly comprises: enclosed porch, reception hallway, fifteen foot lounge with large bay window, spacious dining room with sliding patio doors to the rear garden, EIGHTEEN FOOT DINING KITCHEN with large pantry and fitted shelving, cloakroom. To the first floor there is a spacious landing with feature ORIGINAL STAINED GLASS WINDOW, three well proportioned double bedrooms, the main with large bay window, and bathroom, fitted with a modern three piece suite and original encapsulated stained glass windows. To the second floor is a useful loft room, offering further versatile accommodation, ideal for use as a home office. Externally, to the front of the property is a walled garden and driveway. To the rear, a fenced and enclosed garden with large flagged patio and flower beds with brick boundaries. An internal viewing is most highly recommended.

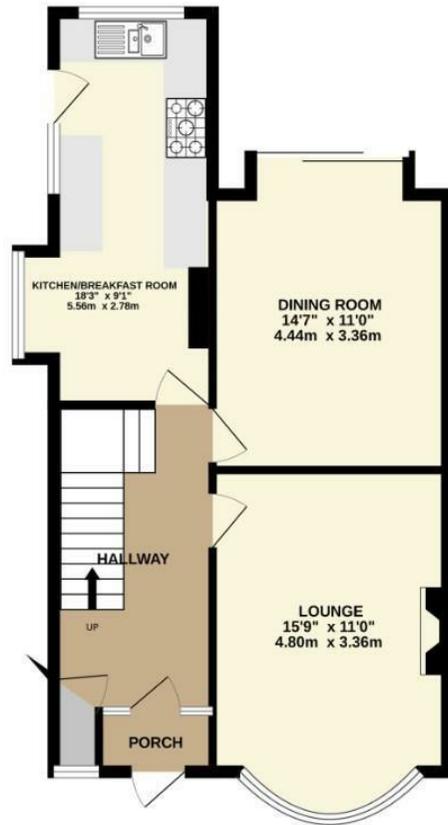
- Beautifully presented larger than average 1930s semi detached property
- Three double bedrooms + loft room
- Well regarded CUL-DE-SAC
- Driveway providing off road parking
- Gardens to both the front and rear
- Many original features
- Stone's throw from the Metro, local shops and schools
- Versatile accommodation over three floors
- Ideal family home
- Unique green outlook



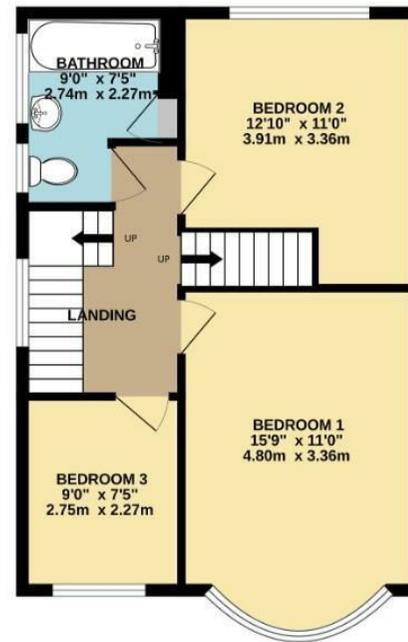
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



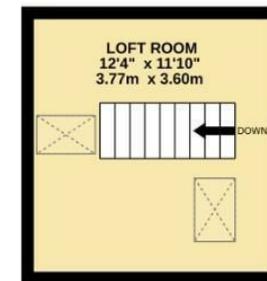
GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



2ND FLOOR
148 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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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