



*Jordan fishwick*

20 Barlow Terrace, Chorlton, M21 7QJ

Guide Price £325,000

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### The Property

**\*\*\*NO CHAIN\*\*\*** Welcomed to the market for the first time in 44 years is this simply delightful **THREE DOUBLE BEDROOM 1930s PROPERTY** which offers spacious and light accommodation ideal for a young couple or family. The property benefits from a generous **SOUTH-WEST** facing garden which extends to approximately 50ft in length as well as a **DRIVEWAY** providing off road parking and is well placed for all local amenities and transport links positioned equidistantly between both Chorlton and Didsbury Village centres. The accommodation briefly comprises: enclosed porch, entrance hallway, 16ft lounge, kitchen, bathroom, w/c while to the first floor there are three good sized double bedrooms. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a well maintained garden stocked with an array of plants and shrubs plus a shared driveway extending to the side of the property leading to the driveway. To the rear, a fenced and enclosed garden has been mainly laid to lawn and enjoys a sunny south-westerly aspect. An internal viewing of this fine home is most highly recommended. Sold with no onward chain.



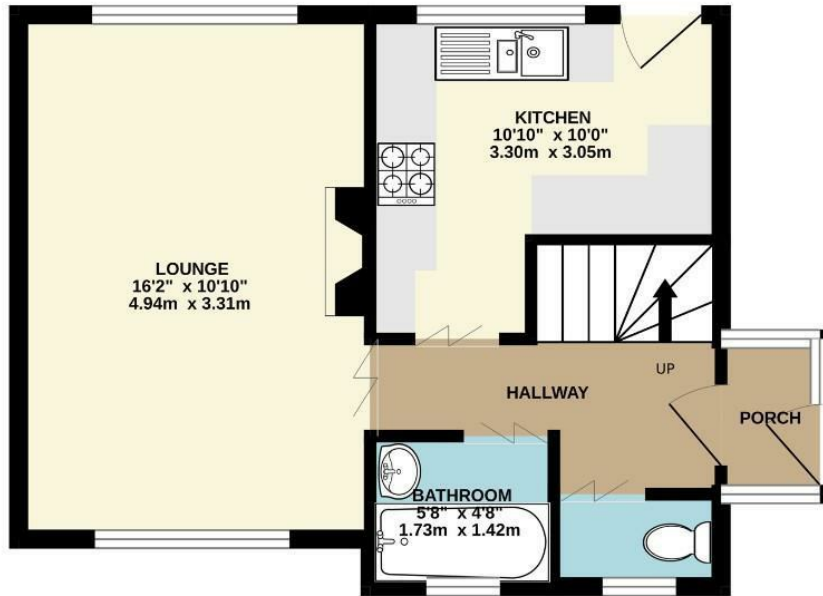
- NO CHAIN
- Well presented semi detached 1930s property
- Three double bedrooms
- 50ft south-westerly facing garden (approx.)
- Mid way between Chorlton and Didsbury Village centres
- Off road parking
- Walking distance from Chorlton Water Park
- Well placed for all local amenities, schools and transport links
- Ideal for a young couple or family
- Council Tax: B. EPC: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(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  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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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