jordan fishwick

44 York Avenue, Whalley Range, M16 0AR

Guide Price £330,000

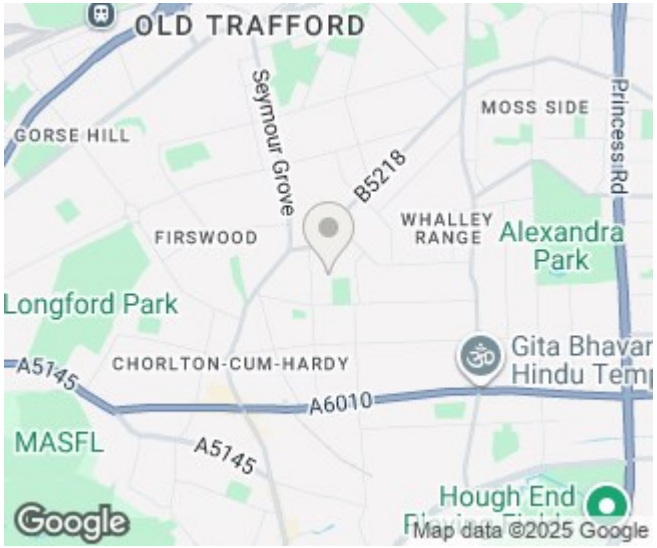
44 York Avenue, Whalley Range, Manchester, M16 0AR

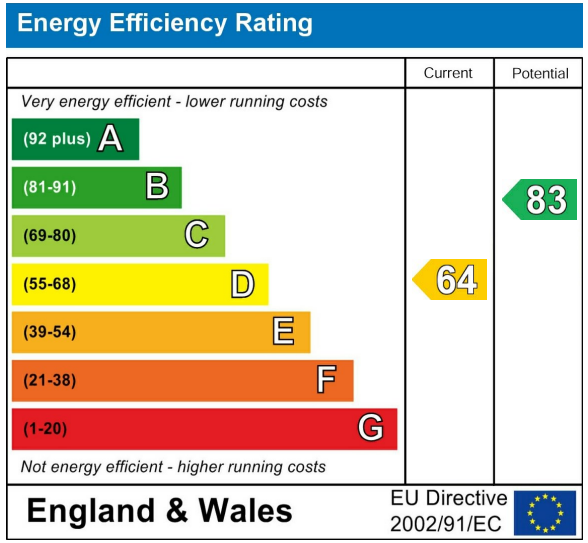
Guide Price £330,000

The Property

Located on a well regarded road adjacent to Manley Park in the leafy suburb of Whalley Range is this delightful THREE DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY which benefits from a WESTERLY FACING REAR GARDEN and provides spacious and light accommodation throughout. This superb property will prove ideal for a range of buyers and is well placed for all local amenities and transport links in Chorlton Village as well as multiple local schools and parks and further benefits from having MANY ORIGINAL FEATURES retained. The accommodation briefly comprises: covered porch, entrance hallway, lounge with square bay window and LOG BURNING STOVE, sitting/dining room open to the kitchen, large storage cupboard. To the first floor there are three good sized bedrooms, both the main and second benefitting from full height fitted wardrobes and bathroom fitted with a modern three piece suite. Both timber framed double glazing and gas central heating have been installed throughout. Externally, to the rear of the property a walled courtyard garden enjoys a sunny Westerly aspect and features a lawn and well stocked beds. An internal viewing is most highly recommended.

- Delightful three double bedroom mid terrace period property
- Westerly facing rear garden
- Open plan living/dining/kitchen
- Well placed for Chorlton Village
- Many original features retained
- Walking distance to all local amenities, schools and parks
- 0.5 miles to the Metro (Firswood)
- Ideal for young couple or family
- Council Tax: A. EPC: D





GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.

TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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.
Made with Metropix ©2025

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington