



*jordan fishwick*

3 Titterington Avenue, Chorlton, M21 9QP  
Guide Price £495,000



## The Property

**\*\*\*NO CHAIN\*\*\*** Located on a highly regarded and sought after CUL-DE-SAC only a short stroll from all local amenities and transport links in Chorlton Village is this superbly presented and EXTENDED THREE DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY boasting an approximately 50FT REAR GARDEN as well as OPEN VIEWS OVER ALLOTMENTS to the rear. This superb property offers spacious and light accommodation throughout, ideal for a couple or family and showcases a wealth of ORIGINAL FEATURES. This splendid property is well placed for all local amenities, being only a short stroll from the Chorlton village centre, Longford Park, multiple local schools and the nearest Metrolink Station, Firswood, is 0.3 miles away and provides fast access to both the city centre and nearby airport. The stylish stylish accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window open to the sitting/dining room, 25ft dining kitchen with skylight window and BI-FOLDING DOORS opening to the rear garden, cloakroom/wc. To the first floor there are three good sized double bedrooms, the main benefitting from full height fitted wardrobes along with an original cast iron fireplace 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 there is a walled garden with mature shrubs and gated path leading to the front door. To the rear a generous walled garden extends to approximately 50ft and features a large patio area, lawn and an array of mature plants and shrubs. Early viewing is most strongly recommended.

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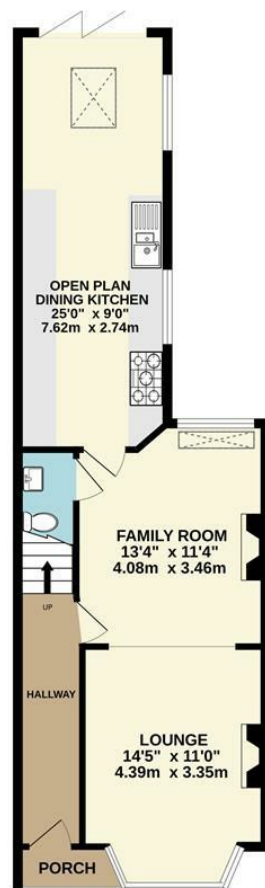
- NO CHAIN
- Highly regarded and sought after CUL-DE-SAC
- Stylishly presented and extended mid terrace period property
- Three double bedrooms, two reception rooms + 25ft dining kitchen
- 50ft rear garden (approximately)
- Many original features throughout
- Open views over allotments to the rear
- Ideally situated for all local amenities, schools and Longford Park
- Short stroll from the Metro (Firwood, 0.3 miles)
- 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>                            |                                                                                     |                                                                                                                |
| (69-80) <b>C</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 |                                                                                     |                                                                                                                |
| England & Wales                             |                                                                                     | EU Directive<br>2002/91/EC  |



GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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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