

jordan fishwick

11 Attercliffe Road, Chorlton, M21 9FS

Guide Price £385,000

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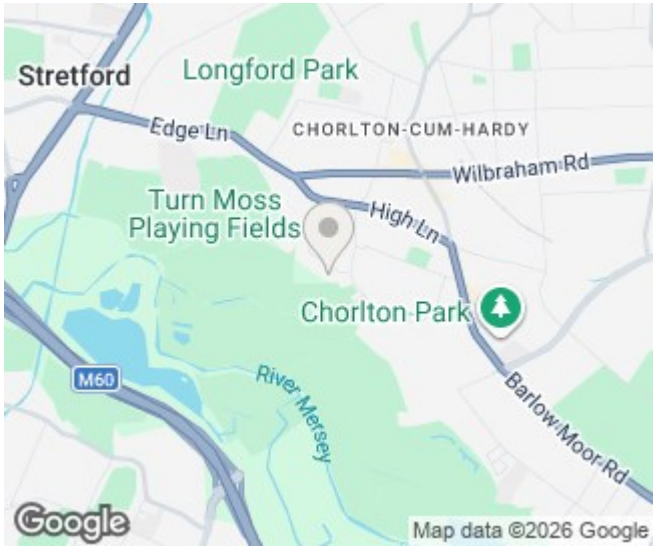
The Property

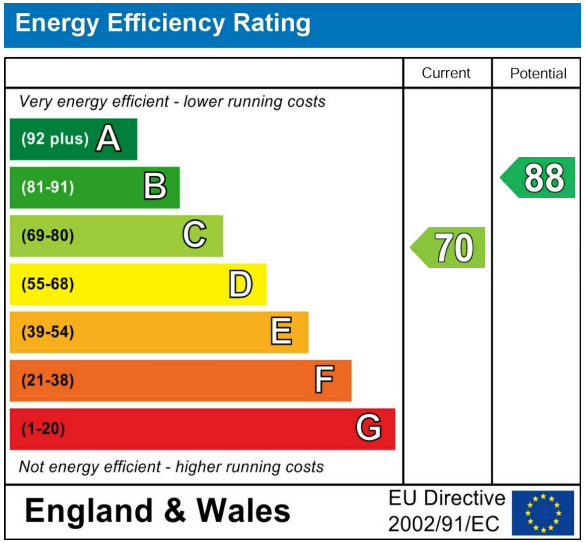
NO CHAIN A simply delightful TWO BEDROOM MID TERRACE PERIOD PROPERTY situated on a quiet and well regarded CUL-DE-SAC in a sought after Chorlton Green location. This superb property offers spacious and light accommodation, ideal for a couple or family and is conveniently placed within only a short stroll from the vibrant scene of Beech Road with its array of independent shops, cafes and restaurants, multiple local schools and parks including Ivy Green and Chorlton Ees. The Metrolink and amenities on offer in Chorlton Village are also within easy walking distance and the property further benefits from having had MANY ORIGINAL FEATURES retained. The accommodation briefly comprises: spacious lounge with feature brick chimney breast and bespoke fitted cupboards, dining kitchen fitted with modern shaker style units and integrated appliances, utility room. To the first floor there are two good sized bedrooms, the main featuring an original cast iron fireplace and jack-and-gill bathroom, fitted with a modern three-piece suite. Double glazing and gas central heating with Google Nest have been installed throughout. Externally, to the front of the property there is a garden with low level brick boundary while to the rear a fenced and enclosed garden features a decorative gravel patio area and beds stocked with an array of mature plants and shrubs. Early viewing is most strongly recommended.

- NO CHAIN
- Superbly presented mid terrace period property
- Two good sized bedrooms + two reception rooms
- Well regarded CUL-DE-SAC
- Sought after Chorlton Green location
- Many original features retained
- Short stroll from Beech Road and Chorlton Ees
- Ideal for a young couple/ family
- Walking distance from all amenities, schools and transport links
- Council Tax: C. EPC: C



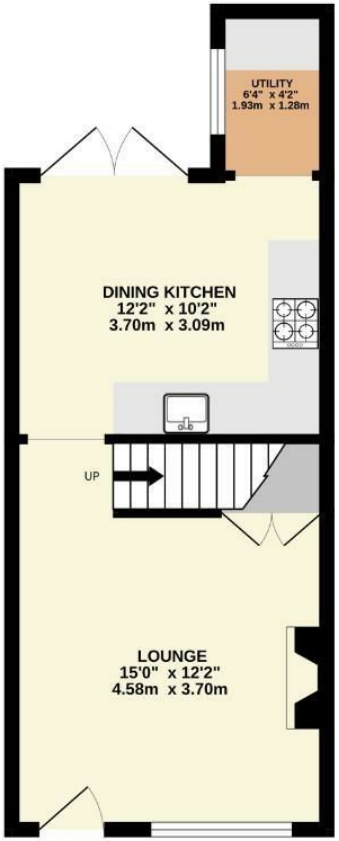




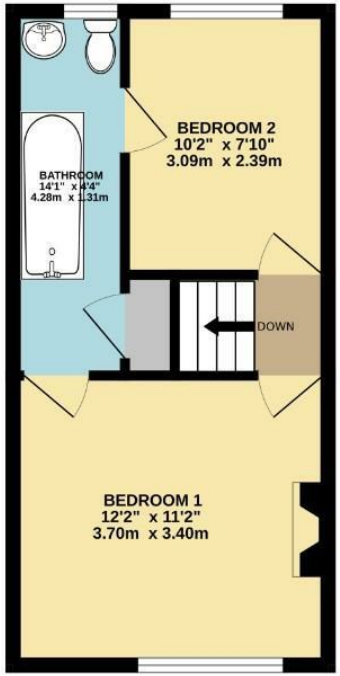




GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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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