



jordan fishwick

18 Blenheim Avenue, Whalley Range, M16 8JT

Guide Price £335,000



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The Property

A superbly presented THREE BEDROOM MID TERRACE PERIOD PROPERTY boasting a WEST FACING GARDEN as well as MANY ORIGINAL FEATURES throughout. This delightful property is located on a quiet residential road in the leafy South Manchester suburb of Whalley Range and is within walking distance of Chorlton Village, multiple local schools and parks as well as the Metro, providing fast access to both the City Centre and nearby airport. The property further benefits from providing spacious, versatile accommodation throughout, ideal for a young couple or family. The accommodation briefly comprises: entrance hallway, a 25ft lounge/dining room with large bay window and a modern kitchen. To the first floor are three good sized bedrooms, the main being 14ft, a bathroom fitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, a walled courtyard garden enjoys a Westerly aspect and features a large stone patio area. An internal viewing of this fine home is most highly recommended.



- Superbly presented mid terrace period property
- 25ft open living/dining room
- Westerly facing rear garden
- Move-in ready condition
- Walking distance to Chorlton Village and the Metro
- Short stroll from multiple local schools and parks
- Gas central heating and double glazing installed throughout
- Ideal for young couple or family
- Council Tax: A. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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