jordan fishwick

25 Cleveleys Avenue, Chorlton, Manchester, M21 8TS

Guide Price £425,000

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A stunning MID TERRACED PERIOD PROPERTY located on a popular road ideally placed for Chorlton Park, local amenities, schools, the Metro and Beech Road. Ideal for a couple or young family, this splendid home is offered in immaculate order throughout and comprises briefly: entrance hall with tiled flooring, lounge opening to the large open plan dining room/kitchen with RE-FITTED KITCHEN. To the first floor there are THREE excellent bedrooms and a RE-FITTED BATHROOM with over bath shower. Gas central heating is installed and the double glazed windows benefit from FITTED PLANTATION SHUTTERS. Finally, there is a walled and enclosed rear court yard garden with artificial turf play area and flower borders. Offered in fine decorative order throughout, early viewing is highly recommended.

ENTRANCE HALL
12'0" x 5'10" (max)
Tiled flooring, spindle staircase to first floor, meter cupboard, coved ceiling, central heating radiator, cloaks hanging space. Front door with double glazed panels and double glazed side windows, under stairs storage area.

LOUNGE
14'8" x 11'9"
Double glazed window to front aspect with fitted plantation shutters, wood effect laminate flooring, coved ceiling, central heating radiator, tv aerial point, chimney breast with cast iron fireplace with tiled inserts and granite hearth with coal effect gas fire within with wood fire surround, wall light. Opening to:

OPEN PLAN DINING ROOM/KITCHEN
17'11" x 14'2"
Fitted with a range of units with dove grey shaker style doors comprising: base storage cupboards with work tops over and matching eye level units, inset one and a half bowl sink unit with chrome mixer tap, plumbing for washing machine, plumbing for dishwasher, space for Stoves four ring gas hob with oven/grill beneath with extractor hood over, space for fridge/freezer, part tiled walls, door to rear garden. Centre island with integral breakfast bar, power points, large pan drawers and storage cupboards, wood effect laminate flooring, double glazed windows with plantation shutters overlooking the rear garden. Door to rear garden.

FIRST FLOOR

LANDING
8'3" x 6'2" (max)
Access to loft with drop down loft ladder.

BEDROOM ONE
12'0" x 10'8"
Double glazed window to front aspect, central heating radiator.

BEDROOM TWO
12'8" x 11'5"
Double glazed window with views over the rear garden, central heating radiator, cupboard housing the wall mounted gas fired central heating boiler.

BEDROOM THREE
8'4" x 6'10"
Double glazed window to front aspect, central heating radiator, wood effect laminate flooring.

BATHROOM
7'7" x 5'11"
Fitted suite with chrome fittings comprising: p-shaped shower/bath with curved glass screen, mixer tap and thermostatic shower fittings. Pedestal wash hand basin with mixer tap, low level wc, double glazed window to rear aspect, part tiled walls and tiled flooring, chrome ladder towel radiator, recessed ceiling lighting.

OUTSIDE

GARDENS
There is a walled and enclosed rear garden with artificial grass play area, raised brick built flowerbeds with shrubs and plants, brick built barbeque, lockable bike/store room, cold water tap, brick wall boundary.

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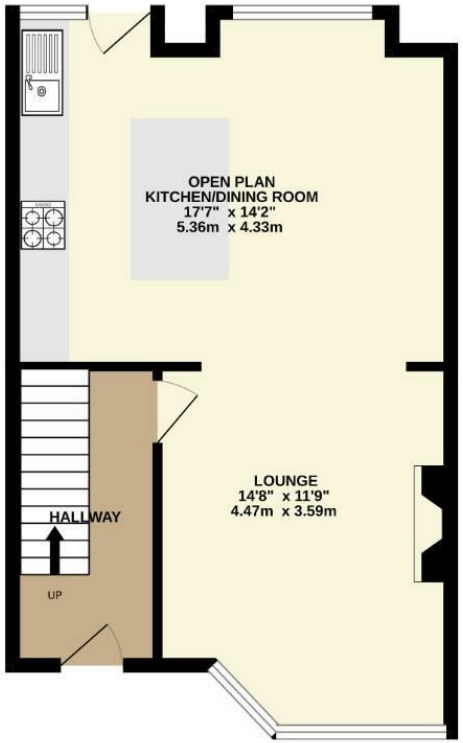
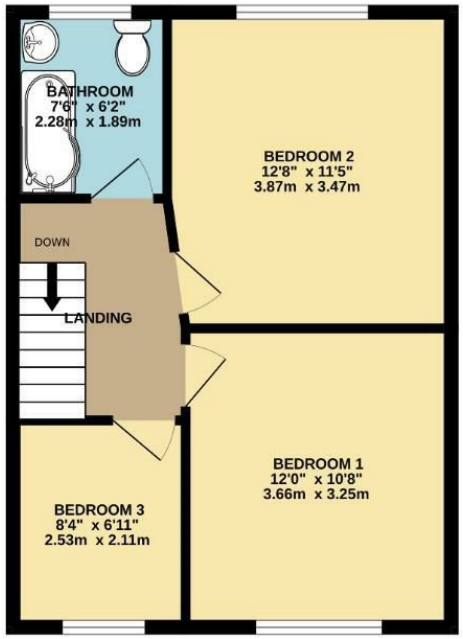
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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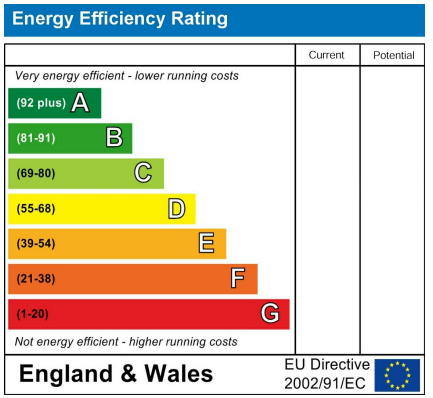

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