



Jordan fishwick

14 Priory Avenue, Chorlton, M21 8BP
Guide Price £315,000



**14 Priory Avenue, Chorlton,
Manchester, M21 8BP**

Offers Over £315,000



The Property

***** COMPLETE CHAIN ***** A beautifully presented TWO DOUBLE BEDROOM MEWS, located on a quiet yet central CUL-DE-SAC in the HEART OF CHORLTON VILLAGE. This delightful property, benefitting from both OFF ROAD PARKING and a SOUTH FACING REAR GARDEN, will prove ideal for a young couple/first time buyers and is located only a stone's throw from the centre of Chorlton Village, Beech Road and transport links including the Metro. Offered for sale in MOVE-IN READY condition, this splendid delightful property is not one to be missed. The accommodation briefly comprises: spacious TWENTY FOOT THROUGH LOUNGE/DINING ROOM with French patio doors opening to the rear garden, modern fitted kitchen. To the first floor there are two double bedrooms and bathroom, fitted with a three piece suite and white subway tiles. Both double glazing and gas central heating have been installed. Externally, to the front of the property is a block paved driveway providing off road parking. To the rear, a delightful, fenced and enclosed South facing rear garden with decorative gravel patio. An internal viewing of this fine home is most highly recommended. ******* The vendors have had an offer accepted on a property that is sold with no chain. *******

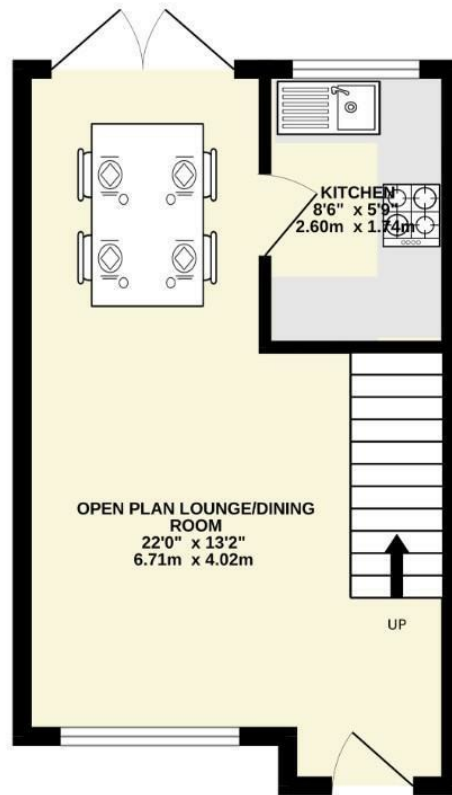
- Beautifully presented mews property
- Two double bedrooms
- Twenty foot open plan lounge/dining room
- Off road parking
- South facing rear garden
- Village centre location
- Quiet residential CUL-DE-SAC
- Stones throw from all local amenities and transport links
- Ideal for young couple or first time buyers



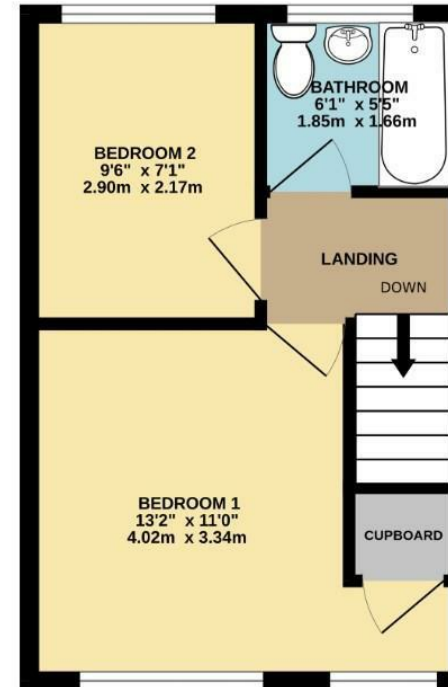
| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | 73 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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