



*Jordan fishwick*

14 Attercliffe Road, M21 9FS  
£1,500





## Attercliffe Road Chorlton M21 9FS

£1,500



### The Property

\*\*\*AVAILABLE SEPTEMBER\*\*\* We are delighted to offer this charming extended period mid terrace property situated on a quiet Cul-de-sac just a stones throw from Chorlton Green & Beech Road. This delightful property has been tastefully modernised throughout and provides spacious and light accommodation, ideal for a professional couple or small family . Just a short walk to all local amenities, Chorlton Meadows and the vibrant scene of Beech Road, this wonderful property is not one to be missed. The property briefly comprises: large lounge with log burning stove, dining room opening to the extended modern kitchen, fitted with integrated appliances and French doors to the rear courtyard garden. The first floor provides two spacious bedrooms and a shower room benefitting from a large remote controlled Velux window. Externally there is a walled garden to the front whilst to the rear a West facing Courtyard garden with access to the secure gated rear alleyway.

\*\*\*\*\*To arrange a viewing please call 0161 393 7539 or email [danlocker@jordanfishwick.co.uk](mailto:danlocker@jordanfishwick.co.uk)\*\*\*\*\*

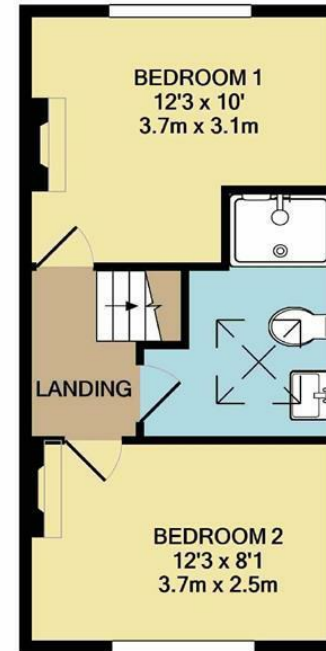
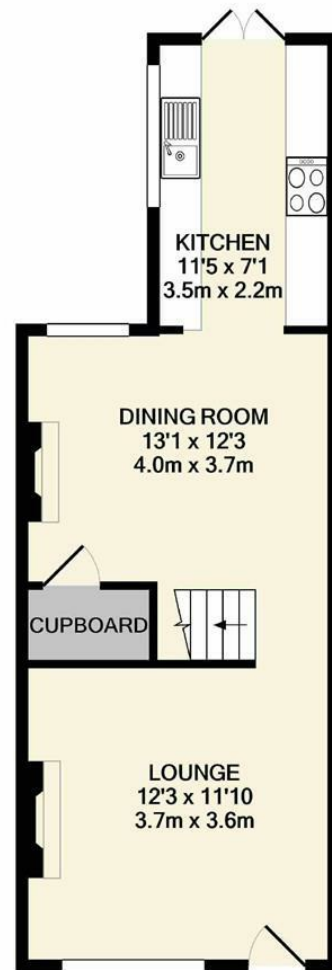


- Attractive & beautifully presented EXTENDED mid terraced property
- Two reception rooms
- Two good sized bedrooms
- Fitted shower room
- Gas central heating & double glazing installed
- Cul-de-sac location
- Council Tax B



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





GROUND FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 306 SQ.FT.  
(28.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only  
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