



Jordan fishwick

2 Weller Avenue, Chorlton, M21 7TB
Guide Price £310,000

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The Property

*****NO CHAIN***** A well presented and **EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY**, boasting both **OFF ROAD PARKING** and a **LARGE CORNER PLOT**. This delightful property provides spacious and light accommodation throughout and will prove ideal for a young couple or family. Less than five minutes walk from the Metro (Barlow Moor Road) and just a short stroll from all local amenities, parks and schools, this superb property is certainly not one to be missed and further benefits from having **SIGNIFICANT SCOPE TO EXTEND (STPP)**. The accommodation briefly comprises: entrance hallway, **SIXTEEN FOOT LOUNGE**, spacious open plan dining kitchen, bathroom, separate w/c. To the first floor there are three well proportioned double bedrooms. Both double glazing and gas central heating have been installed throughout. Externally there is a large **SOUTH WEST FACING GARDEN**, mainly laid to lawn and gated driveway to the front and side of the property. To the rear is a fenced and enclosed South East facing garden with large flagged patio. An internal viewing of this fine home is most highly recommended. **SOLD WITH NO ONWARD CHAIN**

- NO CHAIN
- Well presented extended 1930s semi detached property
- Three good sized double bedrooms
- Large corner plot and scope to extend further (stpp)
- 16ft lounge + 17ft dining kitchen
- Less than 5 minutes walk to the Metro (Barlow Moor Road)
- Ideally placed for all local amenities, schools and parks
- Driveway providing off road parking
- Double glazing and gas central heating throughout



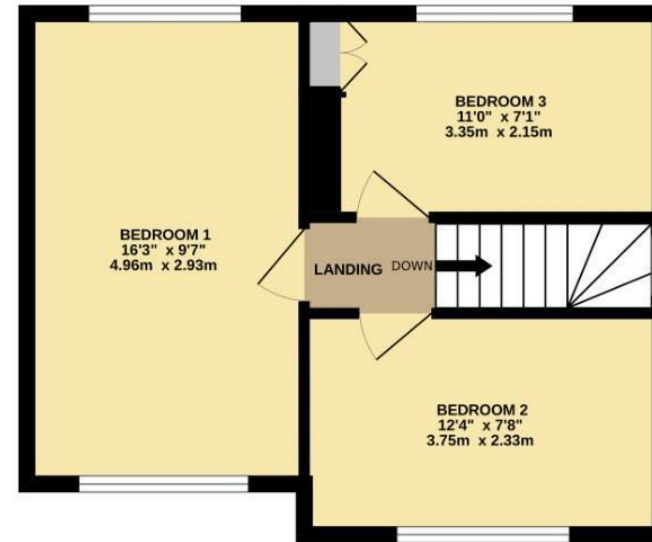
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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