



*jordan fishwick*

WEST POINT  
Fairview Avenue





## Fairview Avenue, West Point, M19 2AN

£450,000



### The Property

A detached, double fronted, period residence positioned at the head of a quiet, residential cul-de-sac in West Point. Located only a short walk to Levenshulme station and vibrant Village, offering excellent transport links to Manchester City Centre and beyond. This three double bedroom property offers over 1,200 sq ft of living space. The accommodation comprises:- Entrance hallway with period style radiator, lounge with bay window and period style fireplace, dining room with exposed brick chimney breast with wood burner opening to the fully re-fitted kitchen with built in appliances and solid wooden work tops over, utility room and W/C.

To the first floor, master bedroom with re-fitted luxury en-suite shower room, two additional double bedrooms and a shower room fitted with a white suite. The accommodation is warmed by gas central heating, which is further complemented by uPVC double glazing. To the front there is a graveled path and flowerbeds whilst to the side and rear there's an enclosed lawned garden with brick built store sheds and decked sitting area. \*NO CHAIN\*

### Directions

M19 2AN





- A period double fronted detached property
- Three double bedrooms
- Master bedroom with en-suite shower
- Popular residential tree lined Cul de Sac
- Many original features
- Lawned garden with decked area
- No chain

Postcode - M19 2AN

EPC Rating - D

Floor Area - 1258.00 sq ft

Local Authority - Manchester City Council

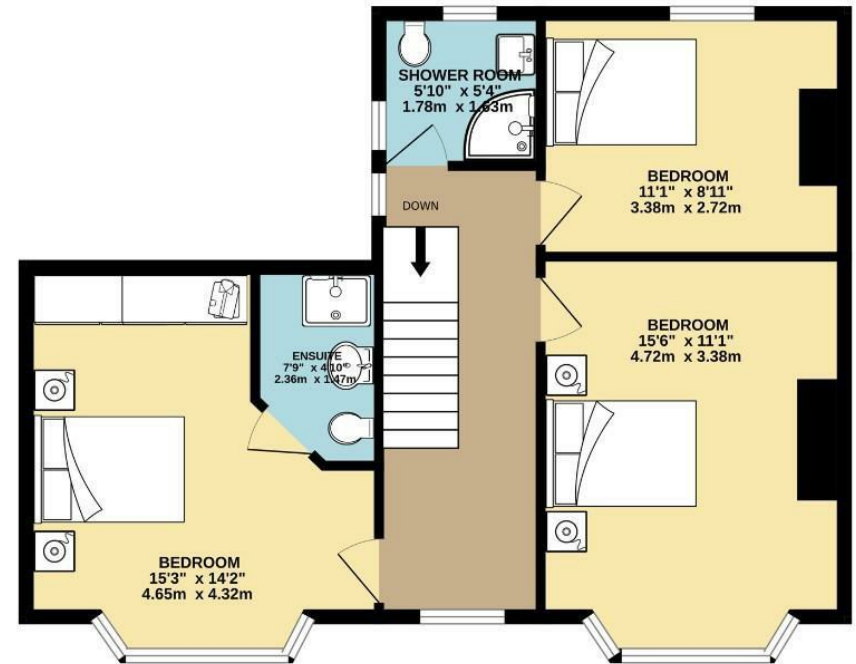
Council Tax - C



GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

757-759 Wilmslow Road, Didsbury Village, Manchester

0161 445 4480

didsbury@jordanfishwick.co.uk  
www.jordanfishwick.co.uk