



*Jordan fishwick*

84 Weller Avenue, Chorlton, M21 7ST  
Guide Price £275,000

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## The Property

**\*\*\*NO CHAIN\*\*\*** Located on a quiet residential CUL-DE-SAC is this well presented TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY offering spacious, versatile accommodation throughout. This delightful property benefits from OFF ROAD PARKING as well as OPEN VIEWS over a leafy communal space to the front, giving the property a unique outlook. Requiring some modernisation and updating, this splendid property will prove ideal for a young couple or family and is located within walking distance to Chorlton Village, Beech Road and the Metro (0.3 miles to St Werburghs Road station). The accommodation briefly comprises: covered porch, entrance hallway, 22FT THROUGH LOUNGE/DINING ROOM, kitchen, cloakroom w/c. To the first floor are two well proportioned double bedrooms, spacious bathroom fitted with a four piece suite and large storage cupboard. Externally, to the front of the property is a lawned garden with hedgerow borders and a driveway providing off road parking for one vehicle. To the rear is a fenced and enclosed garden with large flagged patio and deep beds with mature trees and shrubbery. Double glazing and gas central heating have been installed throughout. An internal viewing is most highly recommended. Sold with no onward chain.

- NO CHAIN
- Well proportioned semi detached property
- Two spacious double bedrooms
- Large bathroom with four piece suite
- Open views over communal green to the front
- Driveway providing off road parking
- Quiet residential CUL-DE-SAC
- Gardens to both the front and rear
- 22FT living/dining room



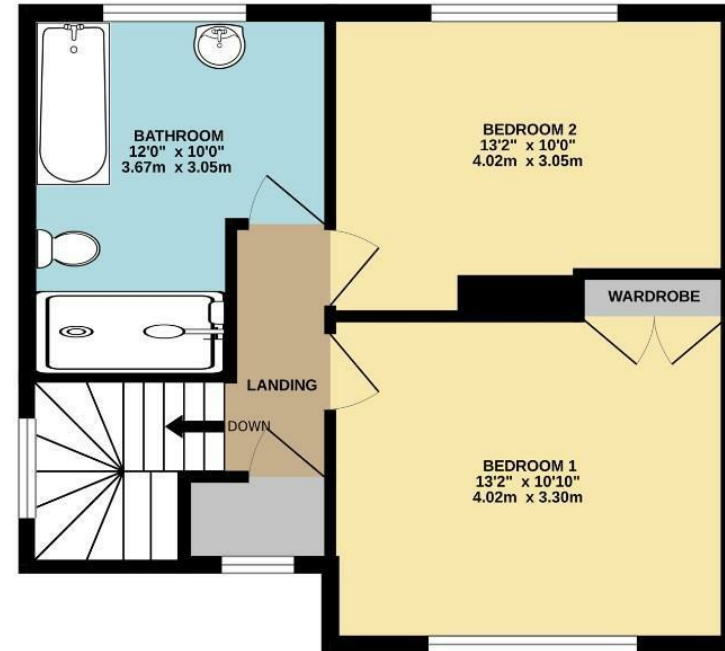
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**GROUND FLOOR**  
484 sq.ft. (45.0 sq.m.) approx.



**1ST FLOOR**  
453 sq.ft. (42.1 sq.m.) approx.



**TOTAL FLOOR AREA : 937 sq.ft. (87.0 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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