



Jordan fishwick

21 Finney Drive, Chorlton, Manchester, M21 9DR
Guide Price £350,000



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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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A beautiful and RECENTLY RENOVATED garden fronted mid terrace property, benefitting from TWO DOUBLE BEDROOMS and a GARAGE. Situated just a minutes walk from CHORLTON GREEN, this wonderful property provides spacious and light accommodation throughout and is ideally placed for all local amenities as well as all the bars, cafes and restaurants that Beech Road has to offer. Tastefully decorated throughout, this stunning property will prove ideal for a young couple or family. The well planned accommodation briefly comprises: entrance hallway, large spacious lounge, stunning fitted kitchen/diner with French doors to the well maintained rear garden. The first floor provides two spacious double bedrooms, with a 15 FOOT main bedroom and the second benefitting from a walk in wardrobe, as well as a modern shower room with a three piece suite. Externally there is a garden to the front with decorative gravel and flower beds whilst to the rear there is a well maintained, fenced garden with a large patio area. Double glazing throughout and gas central heating complete the impressive specification. Internal viewing is most highly recommended.

ENCLOSED PORCH

Built in meter cupboard and storage, cloaks hanging space, tiled flooring with wood panelled walls. Front door with double glazed panel, door to:

LOUNGE

15'5" x 14'1"

Large double glazed window to front aspect, tiled flooring, two central heating radiators, open tread staircase to first floor, tv aerial point, two wall lights. Opening to:

DINING KITCHEN

15'5" x 9'1"

Re-fitted with a range of units with Cobham blue sating doors with solid oak worktops with matching up-stands over and white satin wall units with concealed under lighting, integrated dishwasher and washing machine, inset stainless steel one and a half bowl sink unit with chrome mixer tap, double oven gas cooker with glass splash back, cupboard housing the Worcester gas fired combination central heating boiler, space for fridge/freezer, tiled flooring, two wall lights, double glazed windows with views over the rear garden, double glazed French doors opening on to the rear garden.

FIRST FLOOR

LANDING

Stripped wood flooring, access to loft, airing cupboard with shelving, access to all rooms.

BEDROOM ONE

15'5" x 10'11"

Double glazed window to front aspect, central heating radiator, two wall lights, stripped wood flooring.

BEDROOM TWO

9'6" x 7'10" (plus 2'6" door access)

Double glazed window with views over the rear garden, central heating radiator, deep walk in wardrobe with shelving and hanging rail, recessed ceiling lighting.

SHOWER ROOM

7'4" x 6'6"

Re-fitted with a large step in shower with fixed glass screen with thermostatic shower fittings, wash hand basin with mixer tap, low level wc, double glazed window to rear aspect, part tiled walls and tiled flooring, recessed ceiling lighting, fitted storage cupboard with shelving, central heating radiator/towel warmer.

OUTSIDE

GARDENS

Garden to the front of the property with established shrubs and flowering plants, flagged pathway with decorative stone borders. Delightful garden to the rear of the property being walled, fenced and enclosed and offering a good degree of privacy. Recently landscaped with established borders containing a variety of shrubs and plants, flagged patio sitting area with decorative stone chipping borders.

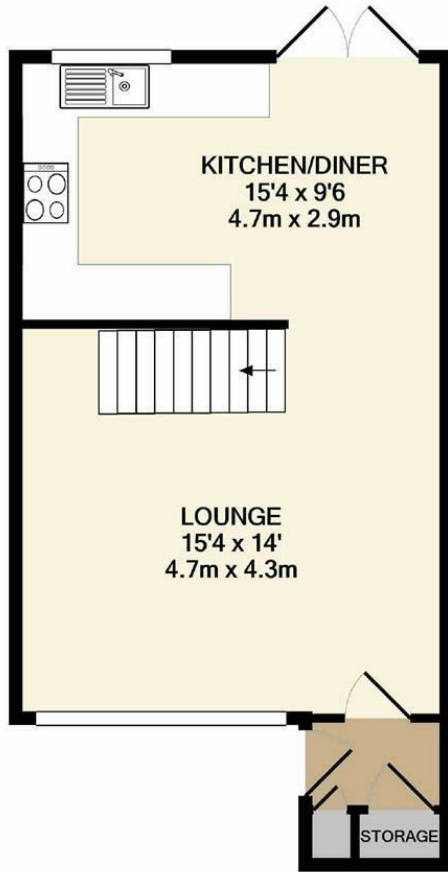
GARAGE

17'0" x 7'11"

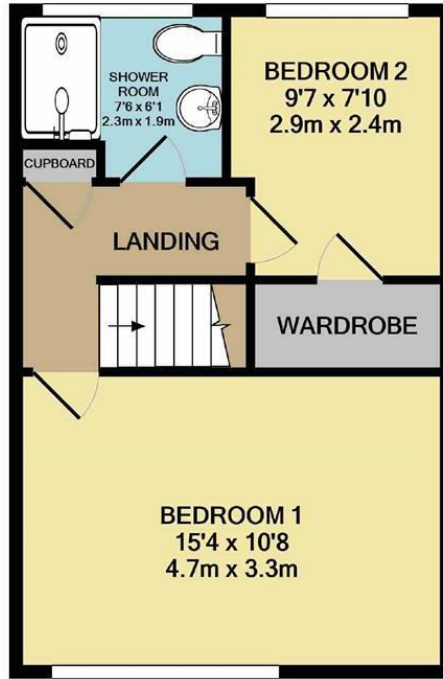
With up and over door providing useful storage space and secure off road parking for one vehicle.



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GROUND FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 747 SQ.FT. (69.4 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		70	
(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	

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