



Jordan fishwick

3 Oak Avenue, M21 8BB

Guide Price £725,000



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The Property

*****NO CHAIN***INVESTMENT OPPORTUNITY***** A rare opportunity to acquire a substantial semi detached period property, converted into three individual apartments, with tenants in situ, over three floors with **PLANNING APPROVED TO CONVERT THE CELLARS TO A FOURTH APARTMENT** (ref: 137602/FO/2023) with two double bedrooms. This splendid property is located on a well regarded CUL-DE-SAC only a stone's throw from Chorlton Village and Beech Road and further benefits from being situated only 0.3 miles to the Metro. There is **OFF ROAD PARKING** available to the front of the property and to the rear is a well maintained communal garden which has been mainly laid to lawn. The accommodation briefly comprises: communal entrance hallway with stairs to upper floors, **FLAT 1**: entrance hall, 19ft lounge/dining room with large bay window, **ORIGINAL FIREPLACE** and coving, kitchen, two well proportioned double bedrooms overlooking the rear garden and bathroom, fitted with a modern three piece suite. To the first floor there is a communal landing, apartment two with its own inner hallway, 19ft living/dining room with large bay window, kitchen, two good sized double bedrooms and bathroom, fitted with a three-piece suite. The second-floor reveals apartment three, a studio apartment with a 16ft living room/bedroom, kitchen/dining room and bathroom. Each apartment benefits from gas central heating as well as high ceilings and some original features have been retained. An internal viewing of this fine property is highly recommended. Sold with no onward chain.

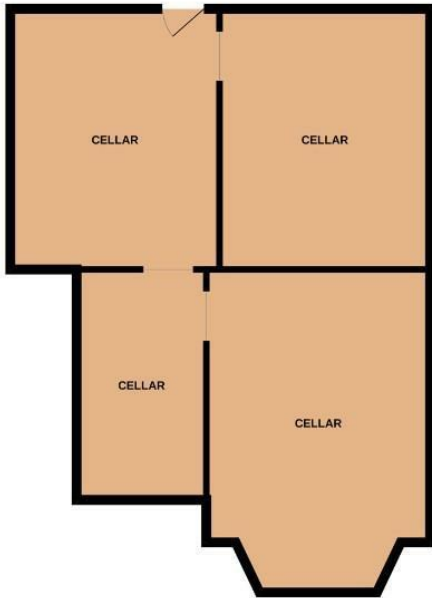
- NO CHAIN
- Substantial semi detached period property converted to three individual apartments
- Planning approved for the conversion of the cellars to an additional 2 bedroom apartment
- Planning reference: 137602/FO/2023
- Quiet residential CUL-DE-SAC
- Driveway providing off road parking
- Currently let - to be sold with tenants in Situ
- Current annual income: £32,340



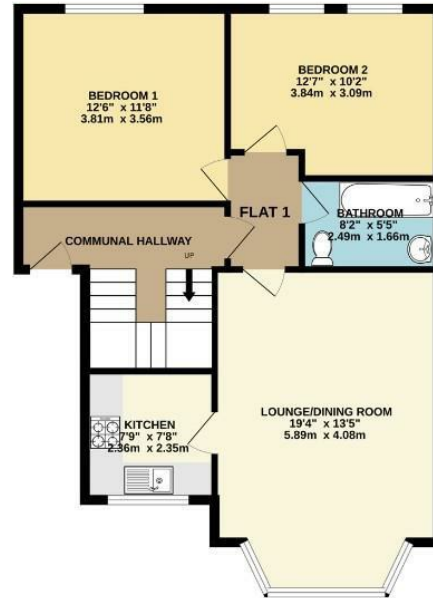
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



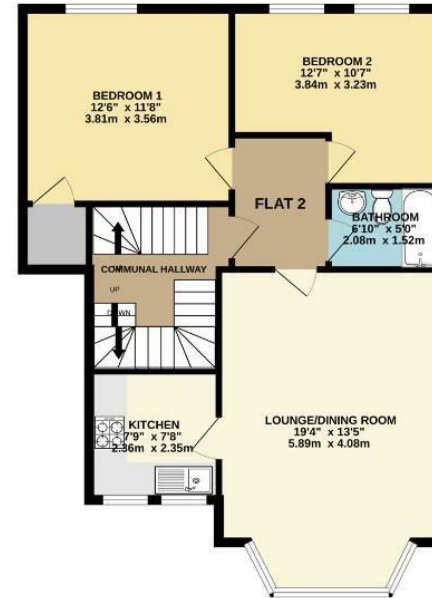
BASEMENT
742 sq.ft. (68.3 sq.m.) approx.



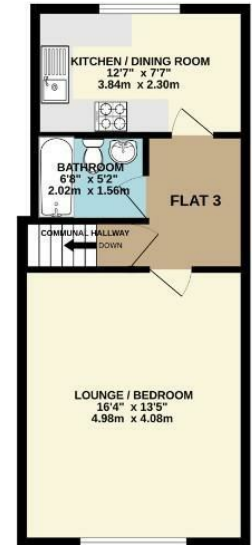
GROUND FLOOR
742 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
742 sq.ft. (68.3 sq.m.) approx.



2ND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 2643 sq.ft. (245.5 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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