



Jordan fishwick

46 Higson Avenue, Chorlton, M21 9FW

Guide Price £375,000

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The Property

An immaculately presented TWO DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY located on a highly regarded tree-lined road in Chorlton Green. This superb property, boasting a WEST FACING REAR GARDEN, will prove ideal for a young couple or family and has been tastefully decorated and updated to create a contemporary home with MANY ORIGINAL FEATURES retained. Ideally placed for all local amenities in Chorlton Village, transport links including the Metro and only a few minutes walk from the vibrant scene of Beech Road, this splendid property is certainly not one to be missed. The accommodation briefly comprises: entrance hallway with feature tiled flooring and original stained glass door, lounge with large bay window and LOG BURNING STOVE, spacious dining room with fitted storage cupboards and shelving, kitchen with modern gloss units and metro tiling, external store room. To the first floor there are two well proportioned bedrooms, each benefitting from full height fitted wardrobes and bathroom, fitted with a modern three piece suite with over bath shower and metro tiles. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with decorative gravel and path to the front door. To the rear, a well landscaped and larger than average courtyard garden enjoys a Westerly aspect and features a large decorative gravel patio and beds with mature plants and shrubbery. An internal viewing of this delightful home is most highly recommended. EPC Band D. Council Tax Band B.

- Superbly presented mid terrace period property
- Two double bedrooms and two reception rooms
- Highly regarded tree-lined road in Chorlton Green
- West facing rear garden
- Many original features retained
- Stone's throw from the vibrant scene of Beech Road
- Short walk to Chorlton Village, the Metro and Chorlton Ees
- Catchment area for Brookburn Primary School
- Move-in ready condition
- Ideal for young couple or family



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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