



*Jordan fishwick*

5 Hallows Avenue, Chorlton, M21 7WF

Guide Price £350,000

## 5 Hallows Avenue, Chorlton, Manchester, M21 7WF

Offers Over £350,000




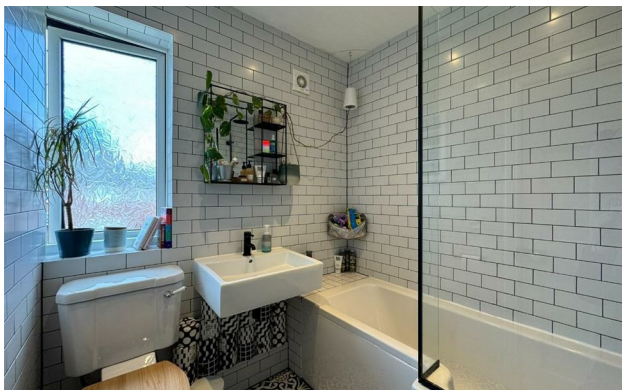
### The Property

Positioned on a quiet residential CUL-DE-SAC is this superbly presented and EXTENDED THREE BEDROOM TERRACED 1930S PROPERTY located mid way between Chorlton and Didsbury Village Centres. Boasting a SOUTH WEST FACING REAR GARDEN as well as a DRIVEWAY providing off road parking for 2 vehicles, this delightful property will prove an ideal family home, providing spacious and versatile accommodation throughout ideal for a young couple or family. The property further benefits from being only a short stroll to Chorlton Water Park and multiple local schools. The accommodation briefly comprises: covered porch, entrance hallway, lounge open to the sitting/dining room with full height BI-FOLDING FOORS, vaulted ceilings and three Velux skylight windows, kitchen fitted with navy shaker style units and marble effect worktops. To the first floor there are three good sized bedrooms and bathroom, fitted with a modern three piece suite with metro tiles and feature tiled flooring. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a decorative gravel driveway. To the rear, a delightful fenced and enclosed garden enjoys a South Westerly aspect and has been mainly laid to lawn and features large beds with brick boundaries and a feature tiled patio with wooden pergola. An internal viewing of this superb home is most highly recommended. Council Tax Band A.

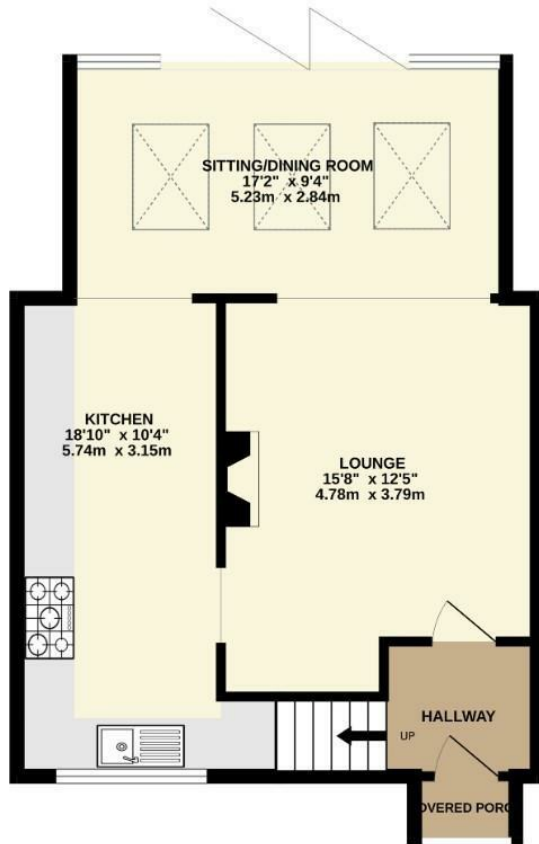
- Superbly presented and extended mid terraced property
- Quiet residential CUL-DE-SAC
- South West facing garden
- Driveway providing off road parking for 2 cars
- Mid way between Chorlton and Didsbury Village Centres
- Short walk to Chorlton Water Park and multiple local schools
- Three bedrooms
- Ideal for young couple or family



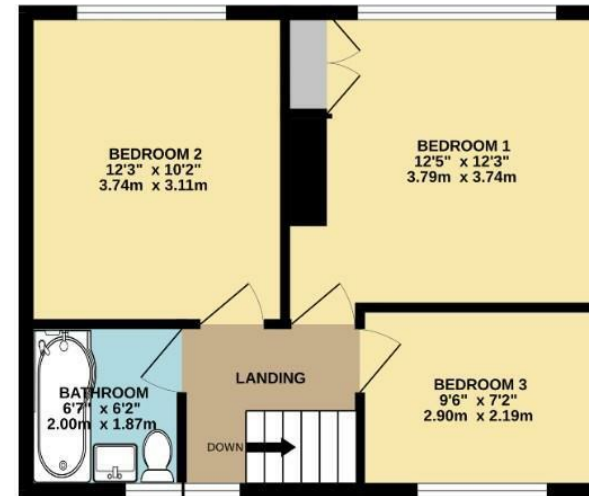
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.2 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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