



*Jordan fishwick*

13 Patterson Avenue, Chorlton, M21 9NB  
Guide Price £465,000



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### The Property

A beautifully presented, bay fronted THREE BEDROOM SEMI DETACHED 1930S PROPERTY, situated on a highly popular residential CUL-DE-SAC in Chorlton, off Hewlett Road. This property benefits from Chorlton's vast amenities, which include independent restaurants, bars and shops such as the famous Barbakan Delicatessen and the Unicorn Grocery store. Additionally the location is just a 15 minute walk to the Metrolink station providing fast access to Manchester City Centre, Media City and Manchester International Airport. Furthermore Longford Park is less than 5 minutes walking distance and there is an excellent range of schools on your doorstep. This well presented property comprises; entrance hallway, dining room with bay window front aspect providing ample natural light, lounge with access to rear 55ft West facing garden which attracts excellent sunlight late into the evening and includes multiple landscape features including paved patio seating, raised decking and secluded roofed pergola. To the first floor there are three well proportioned bedrooms and a four piece modern bathroom suit. The property benefits from double glazing throughout, boarded loft providing excellent additional storage space and is warmed by gas central heating. A paved front garden and driveway also provide ample off-road parking and there is potential to extend at the side and to the rear! Early viewing highly recommended.

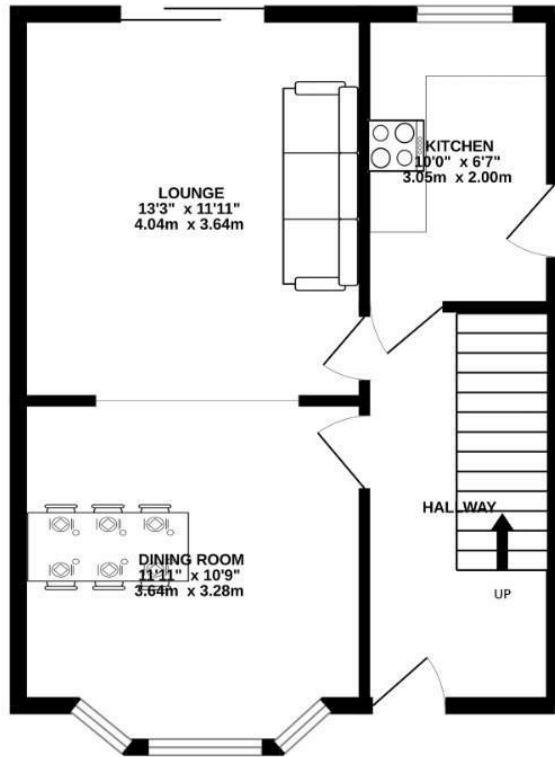
- Beautifully presented semi detached property
- Three bedrooms and two reception rooms
- CUL-DE-SAC location
- Landscaped West facing garden
- Off road parking
- Move-in ready condition
- Stone's throw from Chorlton village and all local amenities
- Ideal for a couple or family



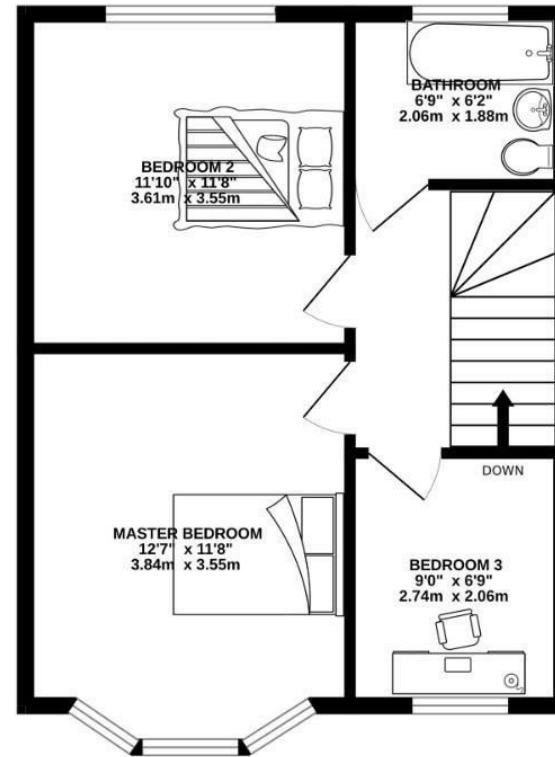
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>65</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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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