



Jordan fishwick

22 Lytham Avenue, Chorlton, M21 8TF

Guide Price £430,000



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Manchester, M21 8TF**

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The Property

*****NO CHAIN***** Located on a quiet residential CUL-DE-SAC only a stone's throw from Beech Road and Chorlton Village is this beautifully presented THREE BEDROOM END TERRACE PERIOD PROPERTY, offered for sale in MOVE-IN READY CONDITION and boasting a WEST FACING REAR GARDEN. This delightful property benefits from having MANY ORIGINAL FEATURES retained and will prove ideal for a young couple or family, positioned within easy reach of all local amenities, schools, parks and transport links including the Metro (Chorlton, 0.5 Miles). The splendid accommodation briefly comprises: covered porch, entrance hallway, lounge with bay window and original fireplace with bi-folding doors opening to the 15ft dining room, spacious kitchen with patio door opening to the rear courtyard garden. To the first floor are three good sized bedrooms and bathroom, fitted with a modern three piece suite with over bath shower. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with mature hedgerow offering privacy from the road whilst to the rear, a superb walled courtyard garden enjoys a Westerly aspect and features a large stone flagged patio and beds with timber boundaries. An internal viewing of this fine home is strongly recommended. Sold with no onward chain. Council Tax Band B.

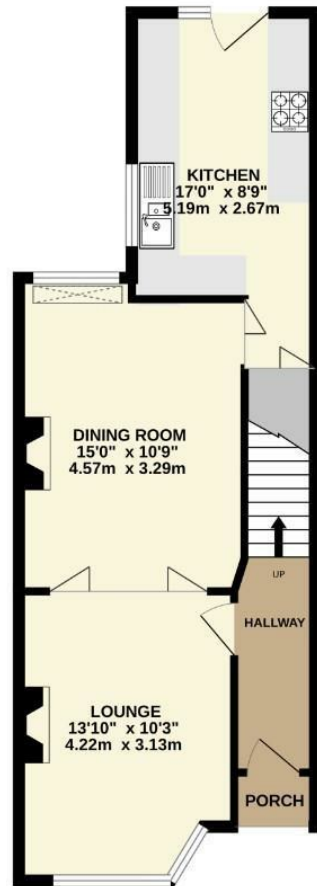
- NO CHAIN
- Superbly presented end terrace period property
- Three bedrooms and two reception rooms
- West facing rear garden
- Quiet residential CUL-DE-SAC only a stone's throw from Beech Road and Chorlton Village
- Many original features retained
- Move-in ready condition
- 0.5 mile walk to the Metro (Chorlton)
- Ideal for young couple or family
- Double glazing and gas central heating throughout



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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