



Jordan fishwick

6 Thorneycroft Avenue, Chorlton, M21 7HT

Guide Price £295,000

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The Property

*****NO CHAIN***** An extended **THREE DOUBLE BEDROOM MID TERRACED PROPERTY** boasting a superb **80FT REAR GARDEN**. This splendid property is positioned on a quiet residential **CUL-DE-SAC** within only a short stroll of multiple local schools and parks and will prove an ideal family home, benefitting from two spacious reception rooms as well as a **DRIVEWAY** providing off road parking. The property will benefit from some cosmetic updating allowing the purchaser to modernise as they see fit. The accommodation briefly comprises: covered porch, entrance hallway, 17ft lounge, kitchen, inner hall, garden room, w/c, store room. To the first floor are three well proportioned bedrooms and spacious bathroom. Double glazing and gas central heating have been installed throughout. To the front of the property is a gated block paved driveway providing off road parking while to the rear, a delightful 80ft garden has been mainly laid to lawn and boasts well stocked beds with mature plants and shrubbery and large stone flagged patio. An internal viewing is highly recommended.



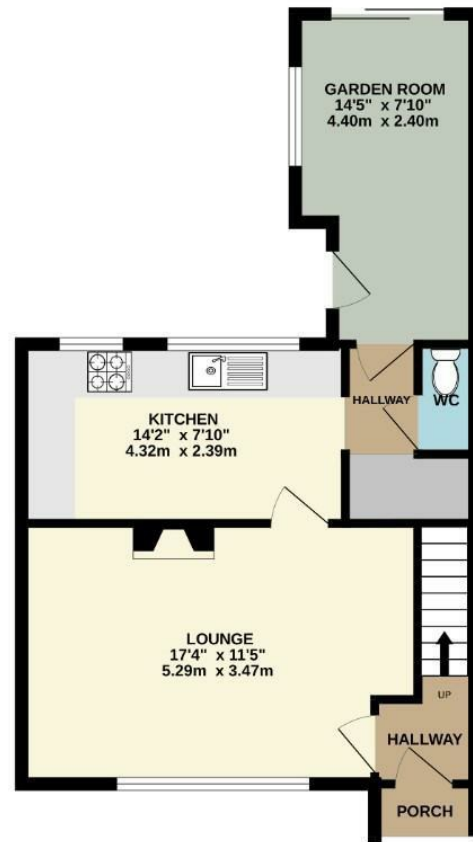
- NO CHAIN
- Extended mid terrace 1930s property
- Three double bedrooms and two reception rooms
- 80ft rear garden
- Driveway providing off road parking
- Quiet residential CUL-DE-SAC
- Short walk to Chorlton Water Park and the Metro
- Ideal for young couple or family
- Double glazing and gas central heating throughout



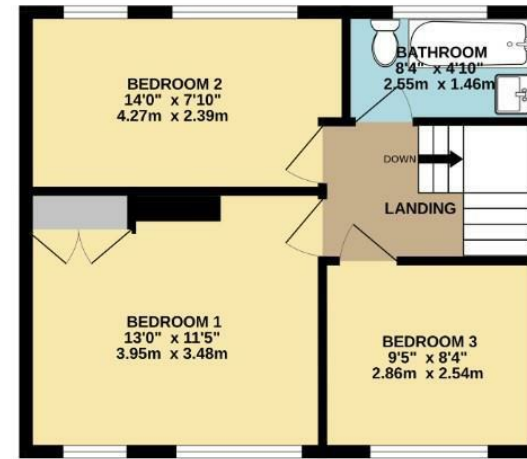
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA - 920 sq.ft. (85.5 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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