



*Jordan fishwick*

37 Whalley Avenue, Chorlton, M21 8TU

Guide Price £495,000



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### The Property

\*\*\*NO CHAIN\*\*\* Positioned at the end of a highly regarded CUL-DE-SAC only a stone's throw from both Chorlton Village and Beech Road is this superbly presented THREE DOUBLE BEDROOM, TWO BATHROOM PERIOD END TERRACE boasting spacious and versatile ACCOMMODATION OVER THREE FLOORS. This delightful property benefits from having MANY ORIGINAL FEATURES retained as well as OPEN VIEWS OVER ALLOTMENTS and will prove ideal for a young couple or family as there are multiple parks and schools within only a short stroll and the Metro is less than half a mile away. The splendid accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window and LOG BURNING STOVE, dining room, kitchen. To the first floor are two well proportioned double bedrooms, the main with original fireplace and family bathroom, fitted with a four piece suite including freestanding cast iron roll top bath. The second floor reveals the main bedroom suite comprising 19ft bedroom with full height fitted wardrobes and EN-SUITE shower room with three piece suite and Velux skylight window. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden and path leading to the front door. To the rear is a delightful walled and enclosed courtyard garden with Indian stone patio and large, well stocked beds with timber boundaries. An internal viewing of this fine home is most strongly recommended. Sold with no onward chain. Council Tax: B.

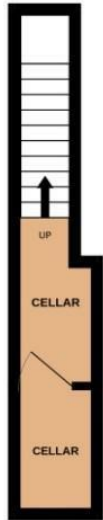
- NO CHAIN
- Superbly presented end terrace period property
- Three double bedrooms, two bathrooms and two reception rooms
- Quiet CUL-DE-SAC ideally placed for Chorlton Village and Beech Road
- Many original features retained
- Spacious and light accommodation over three floors and cellars
- Scope for extension (STPP)
- Stone's throw from Chorlton Park
- Open views over allotments
- Ideal family home



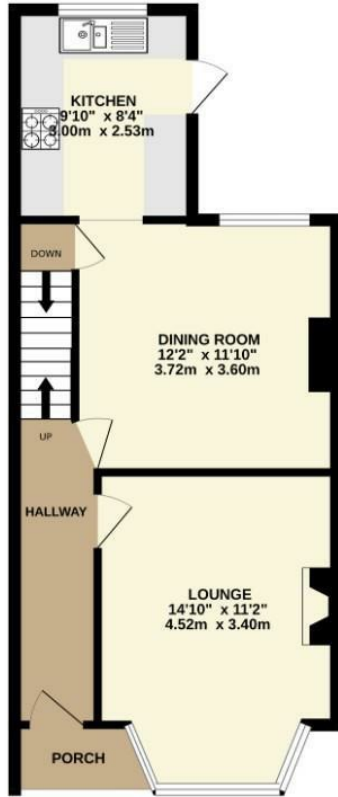
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



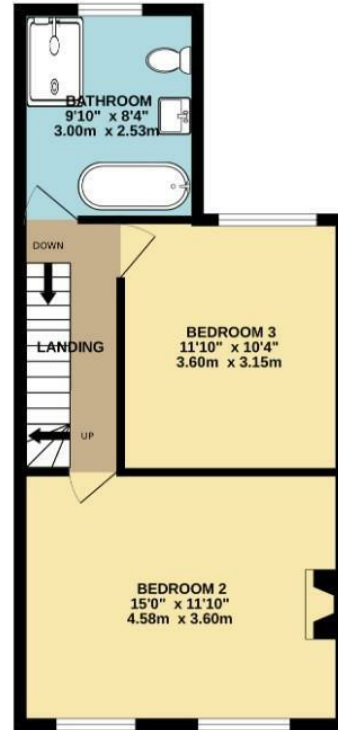
BASEMENT  
79 sq.ft. (7.3 sq.m.) approx.



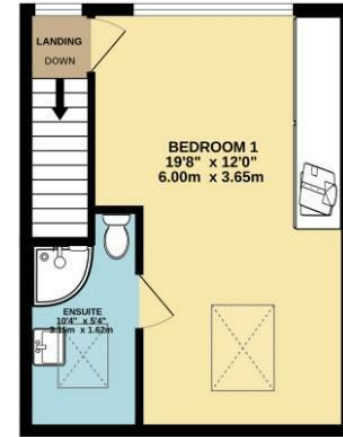
GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



FIRST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR  
236 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.5 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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