

20 Fitton Avenue, Chorlton, Manchester, M21 7HU



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £345,000


 3  1  2  C

VIDEO TOUR AVAILABLE A delightful and well-presented, THREE BEDROOM, semi-detached property. Occupying a good-sized corner plot the property is situated on a sought-after residential avenue, off Hardy Lane in Chorlton. Ideally positioned near Chorlton Water Park, Chorlton Park, and Chorlton Golf Club, this property offers convenient access to transport links, including the Metrolink and bus routes on Barlow Moor Road, providing easy connections to Manchester City Centre and Manchester International Airport. The location is perfect for enjoying the amenities of both West Didsbury and Chorlton, as well as being close to local primary schools, parks, and the motorway network. In brief the property consists of; an entrance hall with useful storage cupboard and W.C, a lounge to the front aspect benefitting from a bay window, a dining area leading to a fitted kitchen which has views and access out into the rear aspect. To the first floor there are three good sized bedrooms, the principle benefitting from built in storage. A white three-piece bathroom suite completes this lovely home. The property benefits from gas fired central heating, picture rails, a driveway providing off road parking, and a large lawned garden.





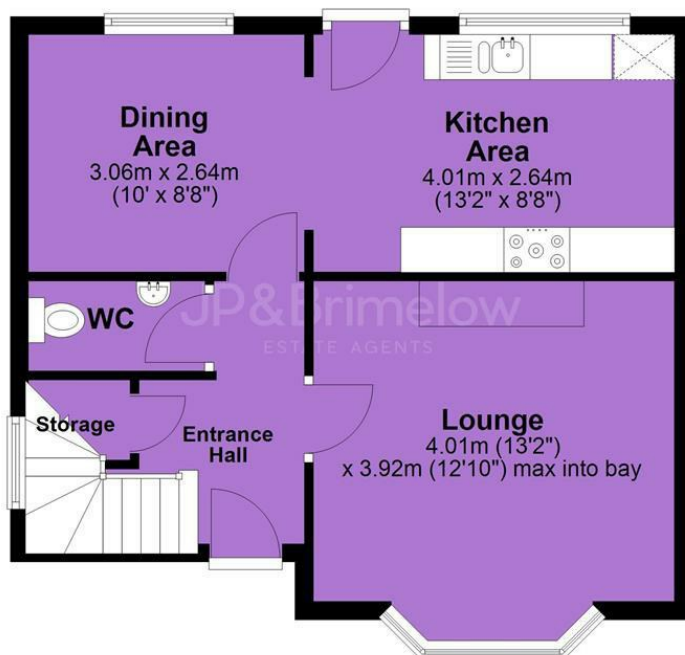
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(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 	



Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



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