



jordan fishwick

5 Lynwood Avenue, Whalley Range, M16 8JZ

Guide Price £275,000



The Property

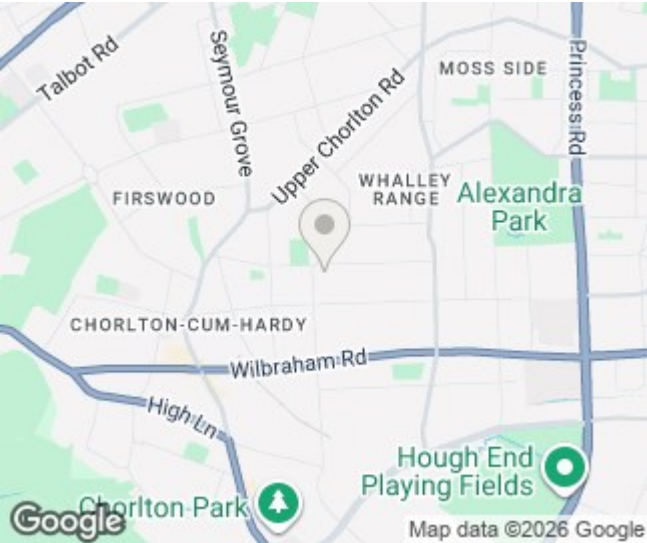
*****NO CHAIN***REQUIRES MODERNISATION***** Located on a quiet residential CUL-DE-SAC in the leafy suburb of Whalley Range is this delightful THREE BEDROOM MID TERRACE PERIOD PROPERTY which offers spacious and light accommodation, ideal for a couple or family. The property is located only a short stroll from all local amenities, multiple schools and parks as well as being within walking distance from Chorlton Village and the Metrolink providing fast access to the city centre and nearby airport. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, sitting/dining room, kitchen. To the first floor there are three good sized bedrooms and bathroom, fitted with a three piece suite. Both double glazing and gas central heating have been installed. Externally to the rear of the property there is a walled courtyard garden with large stone patio area and beds with brick boundaries. Early viewing is most strongly recommended.

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M16 8JZ**

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- NO CHAIN
- Requires modernisation
- Mid terrace period property
- Three good sized bedrooms + two reception rooms
- Quiet residential CUL-DE-SAC
- Walking distance from Chorlton Village and the Metro
- Well placed for all local amenities, schools and parks
- Ideal for a couple or family



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
499 sq.ft. (46.4 sq.m.) approx.



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



TOTAL FLOOR AREA : 976 sq.ft. (90.6 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.
Made with Metropix 62026



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