



Jordan fishwick

11 Brookburn Road, Chorlton, M21 8FF

Offers Over £599,950



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The Property

Located on a highly regarded road in Chorlton Green is this superbly presented and EXTENDED SEMI DETACHED PERIOD PROPERTY boasting THREE DOUBLE BEDROOMS + LOFT ROOM. This delightful property has been tastefully modernised and updated throughout by the current owners, creating an impressive turnkey family home with VERSATILE ACCOMMODATION OVER THREE FLOORS. Positioned almost opposite Ivygreen, the property is within walking distance to both the vibrant scene of Beech Road and Chorlton Village as well as Chorlton Ees, transport links including the Metro. The property further benefits from being within the catchment area for the Ofsted 'Outstanding' Brookburn Primary School and open views over Chorlton Brook to the rear. The superb accommodation briefly comprises: entrance hallway, spacious lounge with large bay window and plantation style shutters open through to the second reception / dining room, stunning open plan dining kitchen with large central island and full height sliding patio doors providing views over the rear garden and Chorlton Brook beyond, utility / wc. To the first floor are three well proportioned double bedrooms, the main benefitting from full height fitted wardrobes and bathroom, fitted with a modern three piece suite with over bath shower. The second floor reveals an 18ft loft room providing further versatile accommodation. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a shared hardstanding area with EV charging point and walled garden. To the rear is a well maintained and landscaped garden with artificial lawn, large beds with wooden boundaries and open views over Chorlton Brook. An internal viewing of this fine home is most highly recommended.

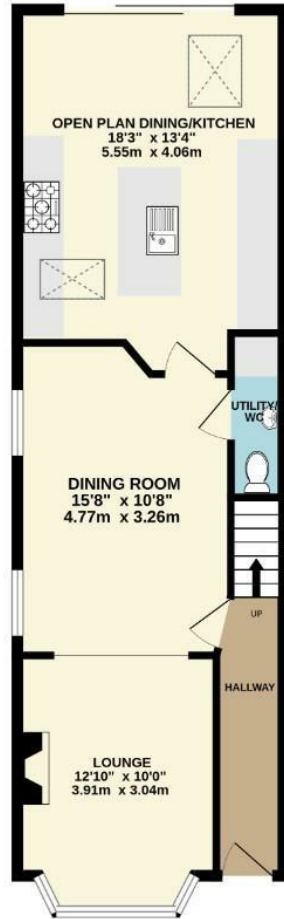
- Superbly presented and extended semi detached period property
- Three double bedrooms + loft room
- 18ft open plan dining/kitchen
- Move-in ready condition
- Sought after Chorlton Green location
- Stone's throw from Ivygreen, Beech Road and Brookburn Primary School
- Walking distance to the Metro and Chorlton Village
- Landscaped rear garden with views over Chorlton Brook
- Ideal family home
- Shared driveway



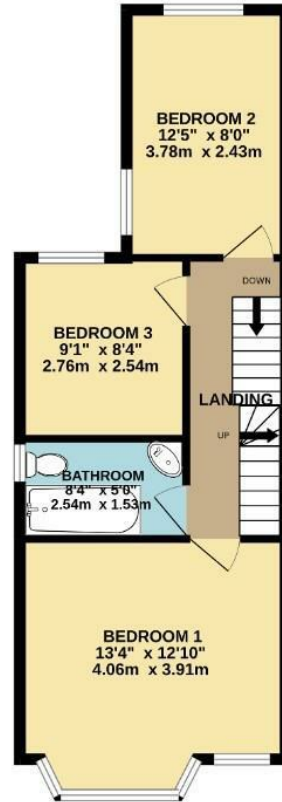
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



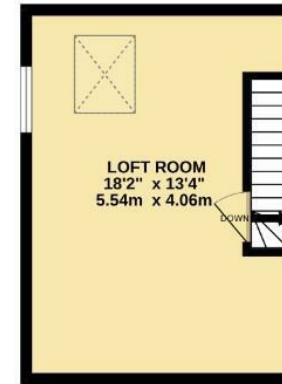
GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 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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