



**GASCOIGNE
HALMAN**

WOODPECKER ROAD, CHORLTON

THE AREAS LEADING ESTATE AGENT



WOODPECKER ROAD, CHORLTON

£400,000.00

A stunning and immaculately presented three double bedroom semi-detached property in walking distance to both Chorlton and West Didsbury. Occupying a spacious plot with off-road parking, the property boasts views across Chorlton Golf Course from the generous South Westerly facing garden.

Chorlton is one of the most highly sought after areas in South Manchester, with excellent links to all transport networks.

In walking distance is both Chorlton and West Didsbury with an array of shops, bars, cafes and restaurants. The property is also in a very convenient location for local nature reserve Chorlton Water Park and three Ofsted rated Outstanding/good schools.





Internally the property comprises of: welcoming entrance hallway leading to a superb open plan living/dining room with Amtico flooring throughout and attractive French doors opening onto the private South Westerly facing garden. A large, modern kitchen with an array of integrated appliances and downstairs W/C completes the ground floor.

Boasting three ready to move into bedrooms on the first floor, including a master bedroom with a stunning en-suite shower room, and two other light and airy bedrooms which both share a contemporary three piece bathroom suite.

Located in a quiet residential area of Chorlton with an attractive front lawn and off-road parking, the property benefits from a private garden that would be ideal for entertaining and al fresco dining.

DIRECTIONS

M21 7JT

KITCHEN

10'9 (3.28m) x 9'11 (3.02m)

LIVING/DINING ROOM

13'2 (4.01m) x 16'3 (4.95m)

BEDROOM 1

13'7 (4.14m) x 9'11 (3.02m)

EN-SUITE

3'5 (1.04m) x 7'3 (2.21m)

BEDROOM 2

11'4 (3.45m) x 9'11 (3.02m)

BEDROOM 3

8'7 (2.62m) x 7'2 (2.18m)

BATHROOM

7'6 (2.29m) x 6'4 (1.93m)

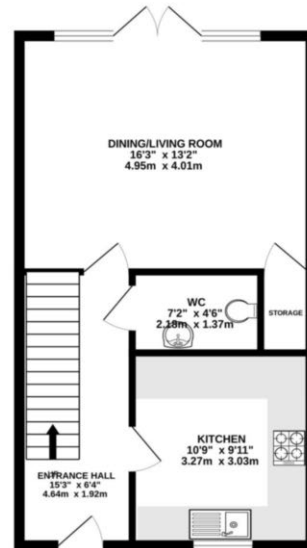
TENURE

Leasehold.

245 year lease as of November 2015, with 236 years remaining.

Ground Rent £150 per annum.

GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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