

17 Godbert Avenue, Chorlton, Manchester, M21 7JD



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £320,000


 3  1  1  C

A beautifully presented, THREE BEDROOM, semi-detached property positioned on a highly popular residential avenue off Darley Avenue here in Chorlton. Chorlton Water Park, Chorlton Park, and Chorlton Golf Club all on your doorstep. It is centrally located for transport links into either the City Centre, Media City and Manchester Airport by either the Metrolink or bus route on Barlow Moor Road. The location is fantastic for both Chorlton and West Didsbury amenities and several local primary schools and parks. The well-planned accommodation comprises of; An entrance hall, a lounge with access out via bi-fold doors into the SOUTH FACING enclosed lawned garden. A fitted modern kitchen/dining room with views into the front garden and access out into the rear enclosed lawned garden. The kitchen is complete with quartz worktops, Neff appliances and a Quooker tap. To the first floor there is a landing leading to three good sized bedrooms and a modern four-piece family bathroom. The property benefits from gas fired central heating, an enclosed front garden and a good-sized rear enclosed lawned garden with office garden pod. complete with its own electric supply and wired internet connection.





EPC Chart

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (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**



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