17 Godbert Avenue, Chorlton, Manchester, M21 7JD



Offers In The Region Of £320,000









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 guartz 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.





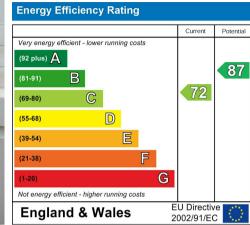








EPC Chart

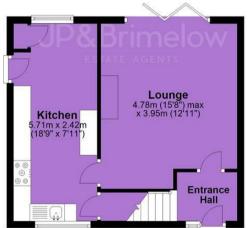






Tenure: Freehold Council Tax Band: A





First Floor



JP & Brimelow Estate Agents Ltd 430 Barlow Moor Road, Manchester, M21 8AD Tel: 0161 8822233

E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk















NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of face but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property



