



Goodwood Avenue, Brooklands

Offers Over £450,000



HIBBERT
HOMES

SALES & LETTINGS

Goodwood Avenue

Brooklands

A spacious three double-bedroom link-detached home on a quiet, tree-lined street in the sought-after Brooklands area, offered with no onward chain. The property has been well maintained and is now ready for a new owner to update and make their own. With a south-west facing garden, generous rooms and scope to extend (subject to planning), it offers real flexibility for a growing family.

The accommodation is in good order, so you can live here comfortably while you modernise. The main living room is a superb size and opens into both the dining room and a rear garden room, giving an easy, sociable flow. The kitchen is separate and has an external utility room. Upstairs are three double bedrooms and a shower room.

Outside, a block-paved driveway gives off-road parking for several cars and leads to an integral garage for further parking or storage. The enclosed rear garden faces south-west and is mainly lawn, framed by mature shrubs and trees. A flagged patio catches the afternoon and evening sun, which makes it ideal for outdoor dining and entertaining.

Local shops, schools, and bus and Metrolink stops are all within a short walk, and the M56 and M60 are close by. Wythenshawe Park is nearby, with open parkland, family areas and a calendar of annual events. Sale, Altrincham and Timperley are just a few minutes' drive away.





Goodwood Avenue

Brooklands

- NO ONWARDS CHAIN
- Three double bedroom link-detached house
- Potential to extend/remodel subject to permissions
- Generous living room opening to the dining room and garden room
- Kitchen and separate (outdoor) utility space
- Enclosed south west-facing rear garden
- Driveway parking for multiple cars plus integral garage
- Short walk to shops, schools and Metrolink

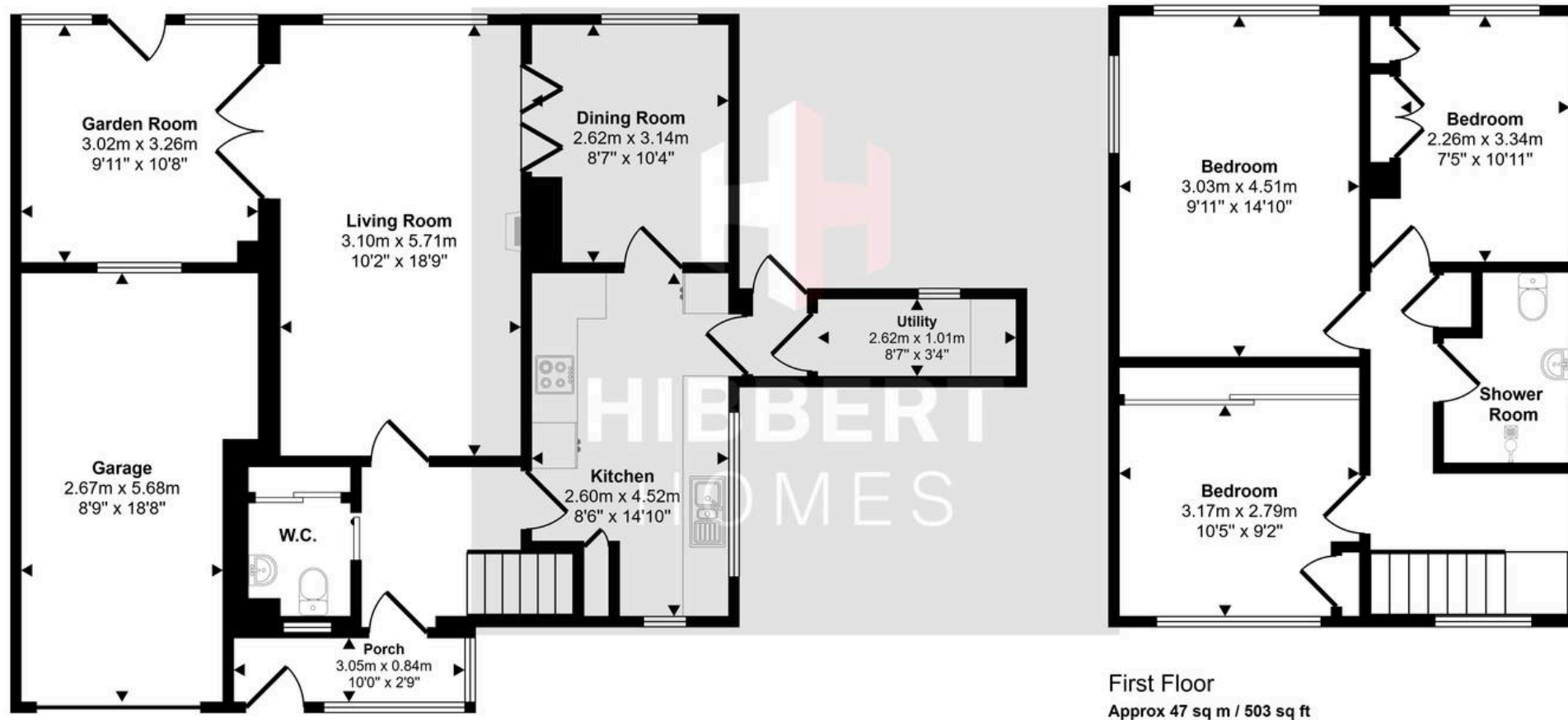
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



Approx Gross Internal Area
130 sq m / 1403 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.