



*jordan fishwick*

2 Norbreck Avenue, Chorlton, M21 8TG

Guide Price £495,000





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Manchester, M21 8TG**

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### The Property

An immaculately presented and EXTENDED THREE BEDROOM END TERRACE PERIOD PROPERTY nestled on a quiet residential CUL-DE-SAC ideally located for both Chorlton Village and Beech Road. This superb property is offered for sale in MOVE-IN READY condition and benefits from a WESTERLY FACING REAR COURTYARD garden as well as providing spacious and versatile accommodation throughout. The property is positioned within only a short stroll from Chorlton Village, the Metro and Beech Road with its array of independent bars, restaurant and shops. Multiple local schools and parks are also within easy reach and the property will prove an ideal family home. The accommodation briefly comprises: covered porch, entrance hallway, lounge with LOG BURNING STOVE and bay window with custom fitted plantation style shutters, 27FT OPEN PLAN LIVING/DINING/KITCHEN fitted with integrated appliances and SOLID QUARTZ WORKTOPS, utility / wc. To the first floor there are three good sized bedrooms, both the main and second featuring wooden panelling and bathroom fitted with a modern three piece suite. Double glazing and gas central heating have been installed throughout. Externally, to the front of the of the property is a walled garden while to the rear, a delightful walled courtyard garden enjoys a sunny Westerly aspect and features a block paved patio. Internal viewing is most highly recommended.



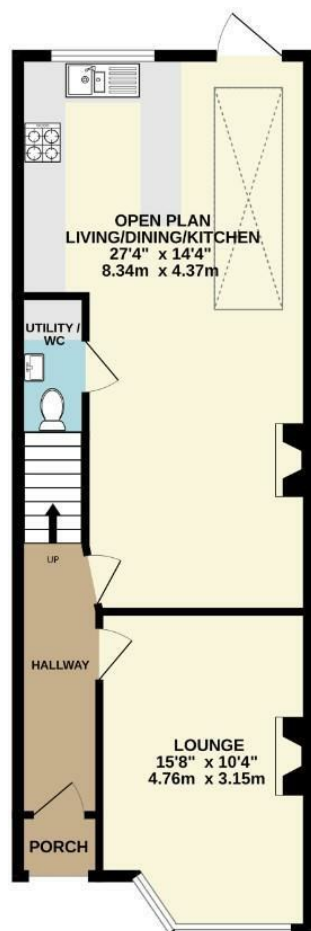
- Immaculately presented and extended end terrace period property
- 27ft open plan living/dining/kitchen
- Quiet residential CUL-DE-SAC
- Westerly facing courtyard garden
- Ideally placed for Chorlton Village, Beech Road and the Metrolink
- Move-in ready condition and stylishly decorated throughout
- Useful utility / wc
- Kitchen with integrated appliances and solid quartz worktops
- Ideal family home
- Council Tax: B. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 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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