

jordan fishwick

15 Godbert Avenue, Chorlton, M21 7JD

Guide Price £365,000



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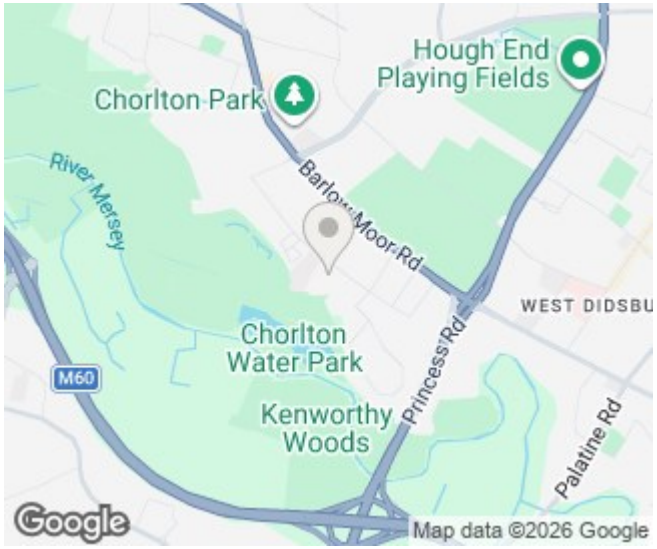


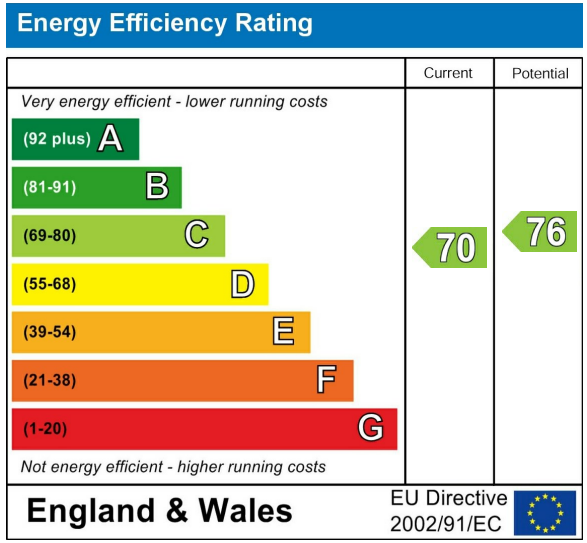


The Property

A simply delightful and SIGNIFICANTLY EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED 1930s PROPERTY set within a substantial CORNER PLOT at the end of a quiet pedestrian CUL-DE-SAC. This delightful property has been stylishly decorated and updated throughout by the current owners creating a contemporary MOVE-IN READY home ideal for a young couple or family. The property is located only a short stroll from Chorlton Water Park, multiple schools and excellent transport links providing fast access to both the city centre and nearby airport. Being positioned mid way between Chorlton and Didsbury Village Centres the property offers convenient access to all local amenities both have to offer plus the array of independent shops, cafes and restaurants lining both Beech Road and Burton Road are all within easy reach. The accommodation briefly comprises: spacious entrance hallway, 16ft lounge, extended kitchen with Velux skylight window and modern gloss units, 21ft family / dining room with dual aspect windows and French patio doors leading to the beautifully landscaped SOUTHERLY FACING GARDEN, bathroom fitted with a modern suite and feature tiling, separate w/c. To the first floor there are three good sized double bedrooms with the main benefitting from dual aspect windows with pleasant views over gardens to both the front and rear. Externally, to the front of the property a fenced and enclosed garden features a large block paved patio and mature hedgerow borders offer privacy. To the side/rear, a large landscaped garden enjoys a sunny southerly aspect and features a large Indian sandstone patio with timber pergola, lawn and beds stocked with a vast array of mature plants and shrubs. Both double glazing and gas central heating have been installed throughout and early viewing is most strongly recommended.

- Superbly presented and significantly extended semi detached 1930s property
- Three double bedrooms, two reception rooms + extended kitchen
- Large Southerly facing corner plot
- Quiet residential CUL-DE-SAC
- Well placed for all local amenities, schools and transport links
- Walking distance from multiple local schools and Chorlton Water Park
- Stylishly decorated and updated by the current owners
- Move-in ready home ideal for a young couple or family
- Conveniently placed for both Chorlton and Didsbury Village Centres
- Council Tax: A, EPC: C



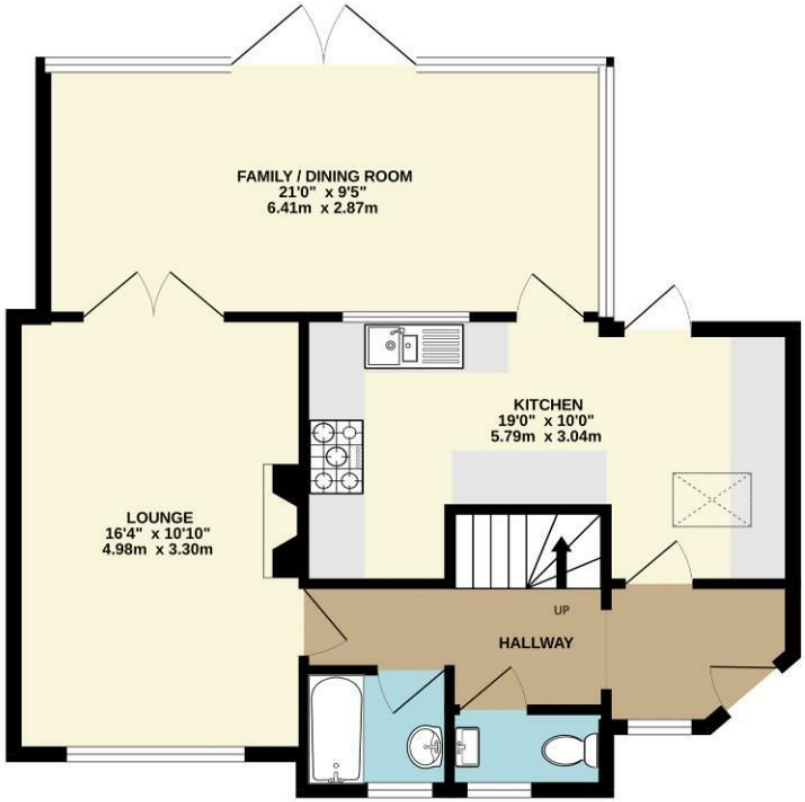




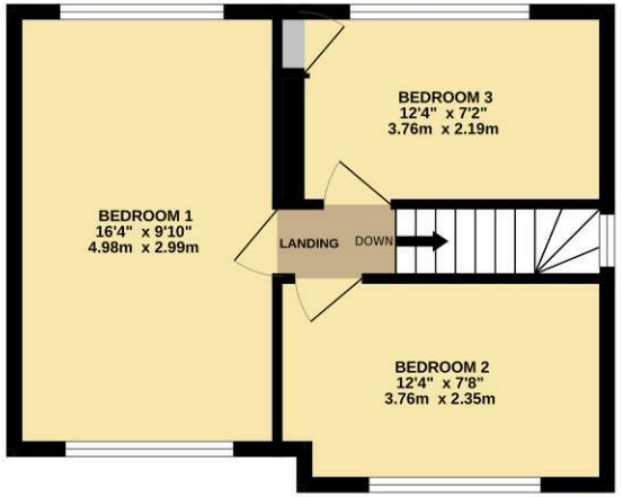




GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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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