



Jordan fishwick

12 Rochester Avenue, Chorlton, M21 7DE

Guide Price £450,000



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The Property

An immaculately presented FOUR DOUBLE BEDROOM TOWNHOUSE offering spacious and light versatile accommodation throughout, ideal for first time buyers, young couples or families alike. This splendid property is offered for sale in MOVE-IN READY CONDITION having been tastefully updated and stylishly decorated throughout by the current owners and benefits from a landscaped rear garden as well as OFF ROAD PARKING to the rear. The property further benefits from being only a short walk from Chorlton Village, Beech Road, Burton Road in West Didsbury and all local parks and transport links, including the Metro. The accommodation briefly comprises: covered porch with large external store cupboard, entrance hallway, 17ft family room with French patio doors opening to the rear garden, bedroom/study, utility room, w/c and under stair storage. The first floor reveals the 19ft living/dining room and kitchen, recently refitted with modern shaker style units, integrated appliances and solid wooden worktops while to the second floor there are three good sized bedrooms, the principal benefitting from full height fitted wardrobes and EN-SUITE shower room, second bedroom also with full height fitted wardrobes and main family bathroom. Both double glazing and gas central heating have been installed throughout. Externally to the front of the property there is a garden with decorative gravel patio area and gated path leading to the front door. To the rear, a fenced and enclosed landscaped garden features a large timber decking and raised beds with timber boundaries. An internal viewing is most highly recommended.

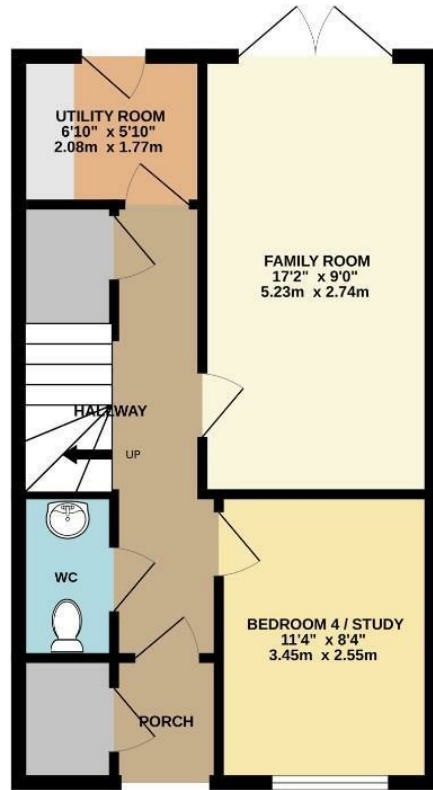
- Immaculately presented modern townhouse
- Four double bedrooms + two reception rooms
- Stylishly decorated and tastefully updated throughout
- Spacious versatile accommodation over three floors
- Landscaped rear garden
- Off road parking
- Well placed for all local amenities, schools and transport links
- Walking distance from Chorlton Village, Beech Road and the Metro
- Move-in ready condition
- Council Tax: E. EPC: C



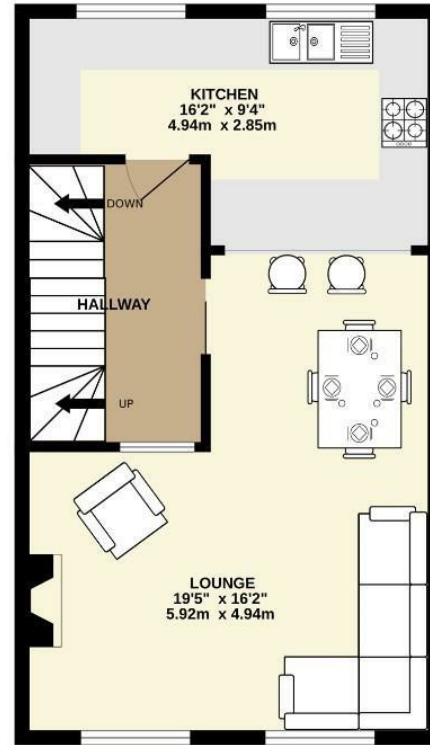
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



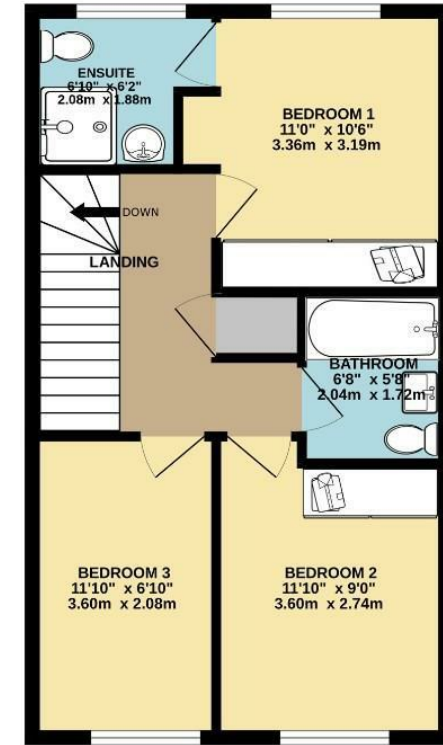
GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



2ND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 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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