

jordan fishwick

10 Godbert Avenue, Chorlton, M21 7JA

Guide Price £355,000



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The Property

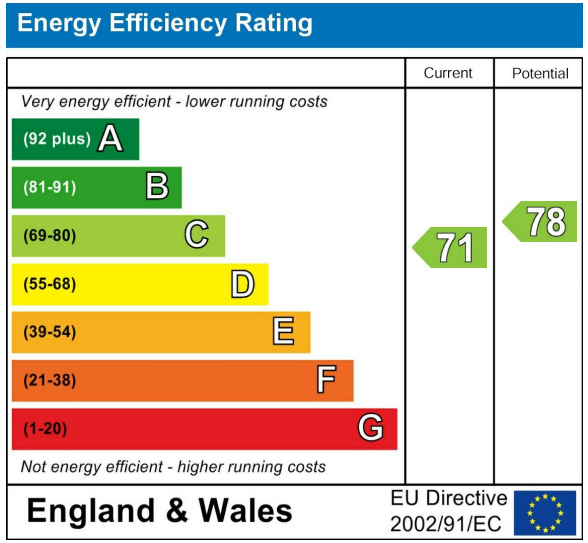
COMPLETE CHAIN Nestled on a quiet residential CUL-DE-SAC only a short stroll from Chorlton Water Park is this superbly presented THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY boasting a 130FT REAR GARDEN (approx.) along with a DRIVEWAY providing off road parking for multiple vehicles. This splendid property is offered for sale in MOVE-IN READY condition having been stylishly updated and decorated throughout and will prove 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 and further benefits from being positioned mid way between Chorlton and Didsbury Village Centres, allowing 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: covered porch, entrance hallway, spacious lounge with bay window, dining room, modern fitted kitchen with shaker style units and integrated appliances, conservatory, cloakroom/wc, useful utility room. To the first floor there are three good sized double bedrooms and bathroom, fitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a lawned garden with mature hedgerow borders and a driveway provides ample off road parking. To the rear, a truly impressive garden extends to approximately 130ft in length which has been mainly laid to lawn and features raised beds with timber boundaries and an array of mature plants and shrubs. An early viewing is most highly recommended.

- COMPLETE CHAIN - Our vendor has found a property they wish to purchase and had their offer accepted
- Superbly presented semi detached 1930s property
- Three double bedrooms + three reception rooms
- 130ft rear garden (approximately)
- Quiet residential CUL-DE-SAC
- Driveway providing off road parking
- Move-in ready condition
- Short stroll from all local amenities, schools and Chorlton Water Park
- Well placed for both Chorlton and Didsbury Village centres
- Council Tax: B. EPC: C



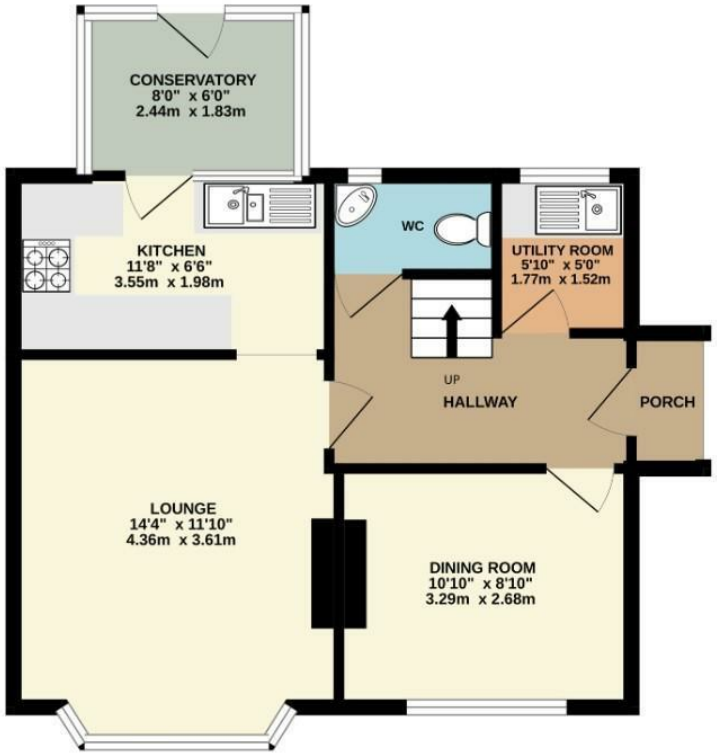




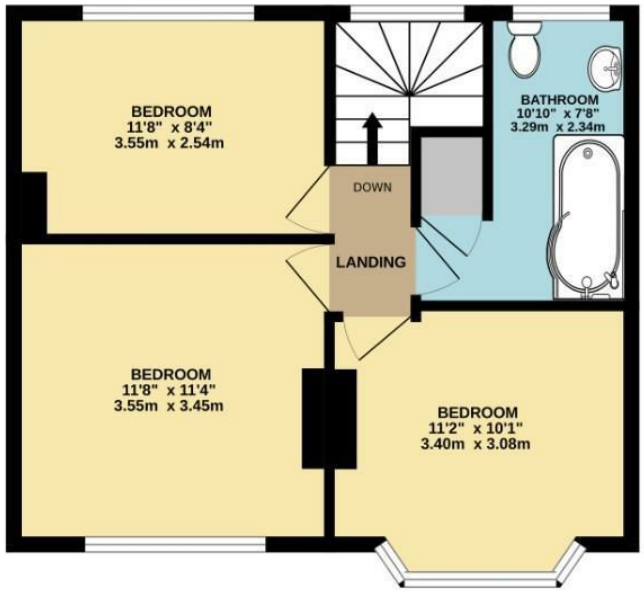




GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



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



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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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