



*jordan fishwick*

**NORTHENDEN**  
Woodburn Road



## Woodburn Road, Northenden, M22 4BZ

Guide Price £375,000



### The Property

Located in a lovely part of Northenden, this EXTENDED semi detached property is a SUPERB FAMILY HOME with numerous noteworthy features including an ATTRACTIVE REAR GARDEN, generous living space to include THREE GOOD SIZED BEDROOMS, TWO SEPARATE RECEPTIONS, extended dining kitchen over 22ft and modern DOWNSTAIRS SHOWER ROOM. In addition, there is a utility area off the kitchen, uPVC double glazing, gas central heating, driveway providing ample parking and a useful attached carport. This chain free property is also perfectly placed for access to the M56 / M60 motorway network, Manchester city centre and the airport.

### Directions

M22 4BZ



- Traditional semi detached
- Significant ground floor extension
- Three good sized bedrooms
- Two separate reception rooms
- Breakfast kitchen over 22ft
- Modern downstairs shower room
- Gas central heating & double glazing
- Driveway & attached carport
- Attractive gardens
- No onward chain

Postcode - M22 4BZ

EPC Rating - C

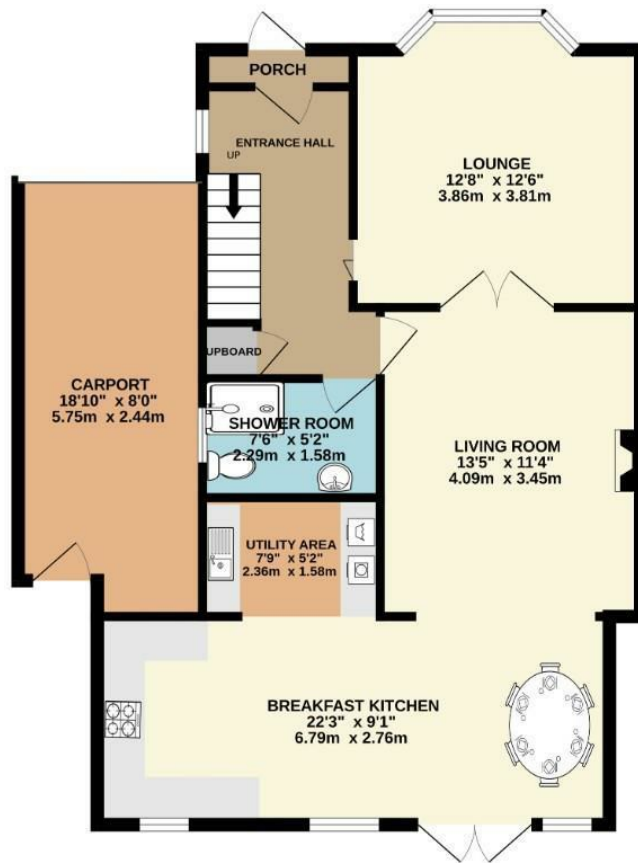
Floor Area - 1315.00 sq ft

Local Authority - Manchester City Council

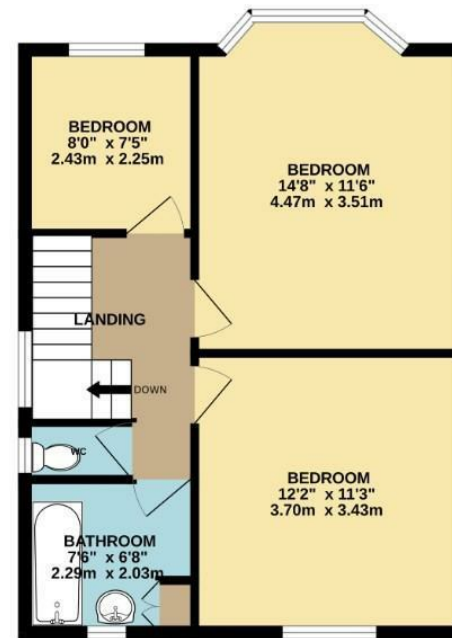
Council Tax - C



GROUND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



FIRST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1315 sq.ft. (122.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

757-759 Wilmslow Road, Didsbury Village, Manchester

0161 445 4480

didsbury@jordanfishwick.co.uk  
www.jordanfishwick.co.uk