



*Jordan fishwick*

10 Godbert Avenue, Chorlton, M21 7JA

Guide Price £325,000

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## The Property

An immaculately presented THREE DOUBLE BEDROOM SEMI DETACHED 1930S PROPERTY located on a quiet residential CUL-DE-SAC and boasting both OFF ROAD PARKING and a 110ft REAR GARDEN! This turnkey property will prove ideal for a young couple or family and is located only a minutes walk from both Chorlton Water Park and Barlow Hall Primary School. Having been tastefully updated and decorated throughout, this delightful home further benefits from its position mid way between Chorlton and Didsbury Village Centres and the array of independent shops, cafes and restaurants of Beech Road and Burton Road. The accommodation briefly comprises: covered porch, entrance hallway, lounge/dining room with bay window, sitting room, recently refitted kitchen with integrated appliances, conservatory, utility room, w/c. To the first floor are three well proportioned double bedrooms and bathroom, fitted with a modern three piece suite including P shaped bath with over bath shower. Externally, to the front of the property is a large garden and driveway providing off road parking for two cars. To the rear, a truly impressive garden, mainly laid to lawn with timber fence boundaries extending to approximately 110ft. Double glazing and gas central heating have been installed throughout and an internal viewing is highly recommended.



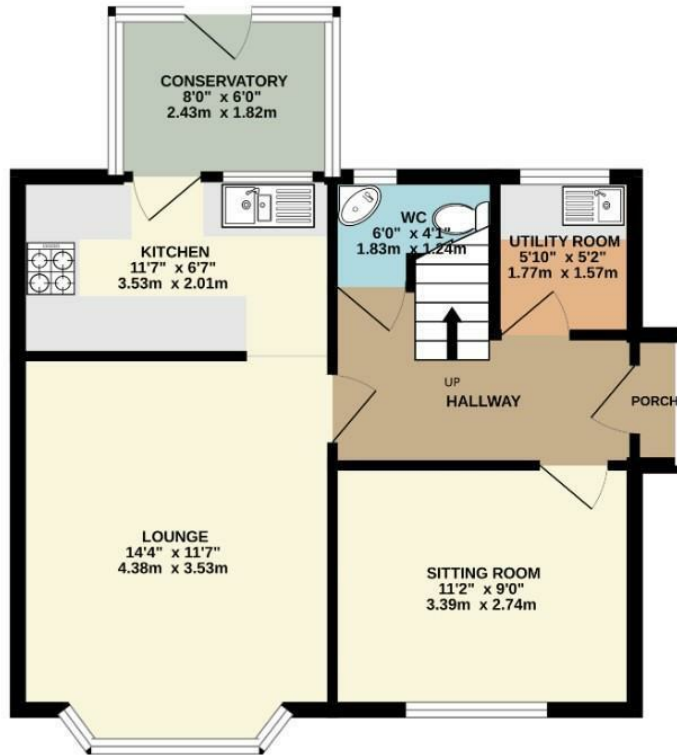
- Semi detached 1930s property
- Three double bedrooms + three reception rooms
- 110ft rear garden
- Driveway providing off road parking
- Move-in ready condition
- Positioned mid way between Chorlton and Didsbury Village centres
- Quiet residential CUL-DE-SAC
- Refitted kitchen
- Ideal for young couple or family



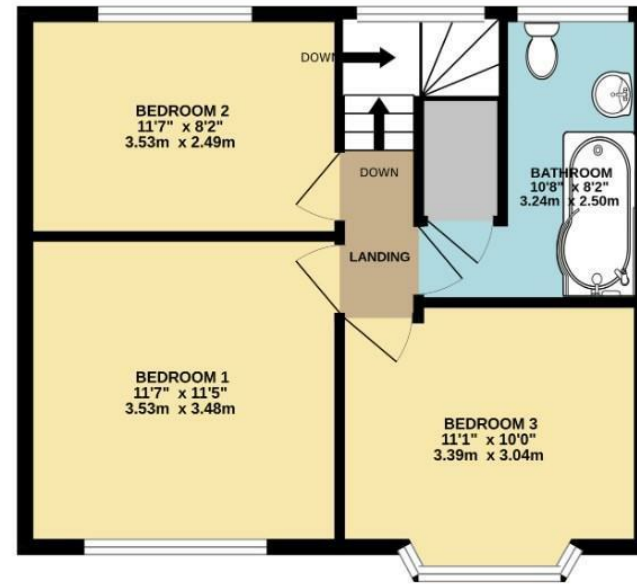
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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