



Jordan fishwick

23a Burford Road, M16 8EW
Guide Price £425,000



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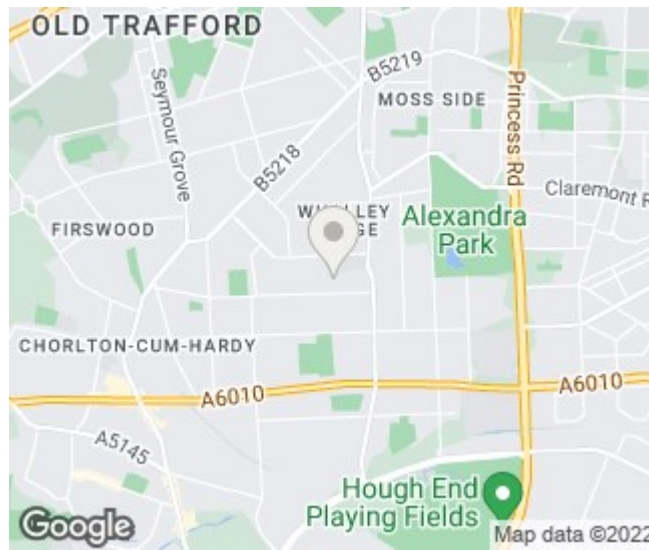
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The Property

A truly delightful EXTENDED 1930's THREE BEDROOM SEMI DETACHED PROPERTY, providing spacious and versatile accommodation throughout! This wonderful property boasts not only a LARGE DRIVEWAY, providing off road parking for multiple vehicles, but a spacious SOUTH FACING REAR GARDEN which can be accessed via full height BI-FOLDING DOORS from the magnificent OPEN PLAN dining/kitchen/family room. The spacious and light accommodation briefly comprises: enclosed porch, entrance hallway, lounge with large bay window, stunning open plan dining/kitchen/family room with centre island, integrated appliances, twin Velux skylight windows and full height bi-folding doors opening to the landscaped rear garden, utility room, downstairs wet room. To the first floor there are two well proportioned double bedrooms, the main benefitting from full height fitted wardrobes, a third single bedroom and the main family bathroom, fitted with a modern three piece suite with over bath shower. Externally, a large garden and driveway can be seen to the front of the property, with lawn and mature shrubbery whilst to the rear an excellent, landscaped SOUTH FACING garden with raised decking, artificial lawn, decorative gravel patio and access to the GYM/STUDIO. Double glazing and gas central heating are both installed, and an internal viewing comes most highly recommended.

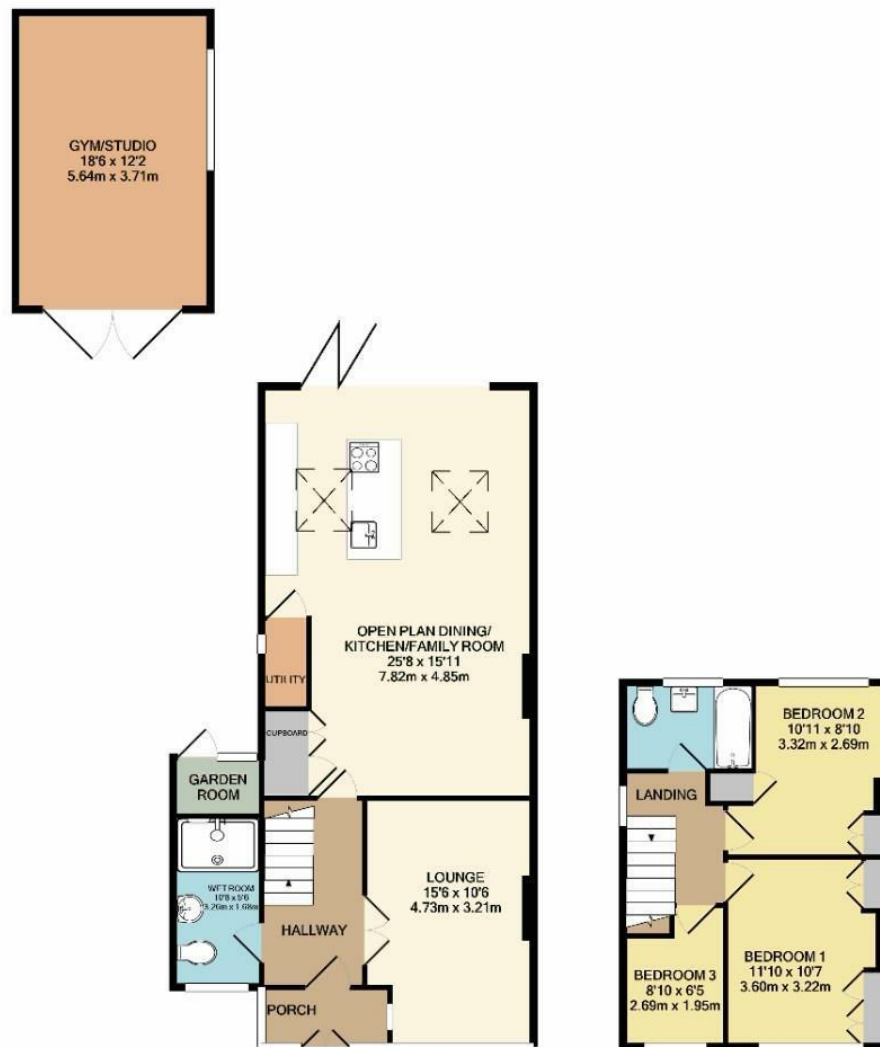


- Extended Open Plan Dining/Kitchen/Family Room
- Off Road Parking for 4+ Cars
- South Facing Rear Garden
- Three Bedrooms and Two Bathrooms
- Versatile Family Accommodation
- Detached Gym/Studio
- Double Glazing and Gas Central Heating
- Perfect Family Home
- Viewing Most Highly Recommended



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
APPROX. FLOOR
AREA 997 SQ.FT.
(92.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1375 SQ.FT. (127.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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