



jordan fishwick

3 Norbreck Avenue, Chorlton, M21 8TG

Guide Price £425,000



The Property

Situated on a quiet yet central CUL-DE-SAC, a beautifully presented THREE BEDROOM MID TERRACE PERIOD PROPERTY offering spacious and light versatile family accommodation. This splendid property retains MANY ORIGINAL FEATURES throughout, and boasts a splendid THROUGH LOUNGE/DINING ROOM with original wooden flooring and stained glass windows as well as a LOG BURNING STOVE and a rear courtyard garden with YORK STONE PATIO. Located only a few minutes walk from Chorlton Village, BEECH ROAD and the metro, as well as multiple local parks, this delightful property will prove an ideal family home. The accommodation briefly comprises: covered porch, entrance hallway, dining room with bay window and original stained glass upper lights, lounge with log burning stove and feature tiled hearth, recently refitted kitchen/breakfast room. To the first floor there are three well proportioned bedrooms and stunning bathroom with a three piece suite feature tiled walls. Externally, a walled garden with Indian stone patio can be seen to the front of the property whilst to the rear, a delightful landscaped courtyard garden with Indian stone patio and beds with stone boundaries. Gas central heating has been installed throughout and an internal viewing is most highly recommended.

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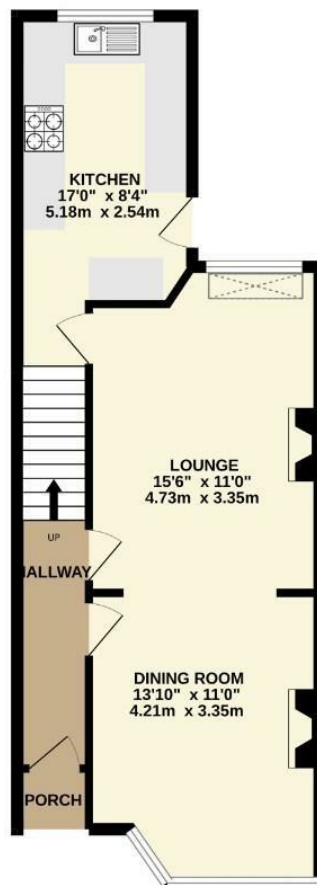
- Beautifully presented three bedroom period mid terrace
- Open plan living accommodation
- Sought after central CUL-DE-SAC
- Walled courtyard garden with York stone patio
- Recently refitted kitchen and bathroom
- Stone's throw from Beech Road and Chorlton Village
- Ideally placed for the Metro, schools and parks
- Gardens to both the front and rear
- Ideal family home
- Gas central heating throughout



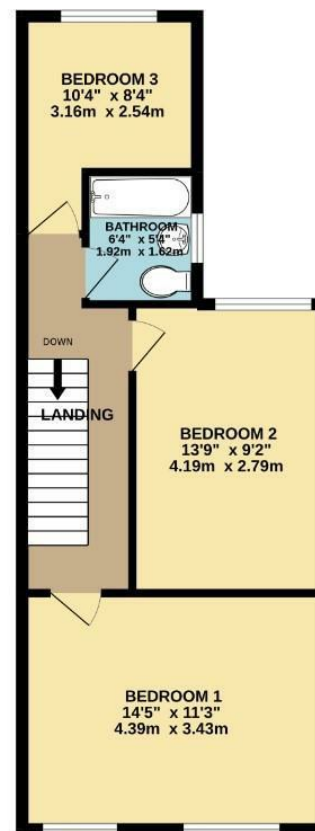
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
497 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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