



jordan fishwick

6 Norbreck Avenue, Chorlton, M21 8TG

Guide Price £460,000



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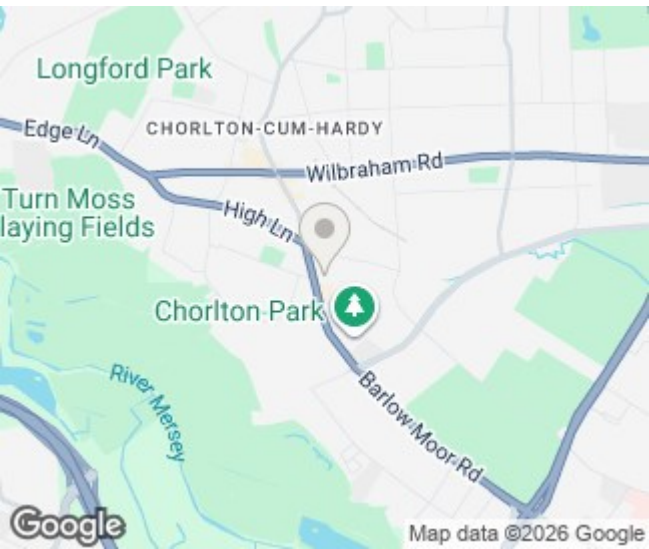
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The Property

Nestled on a quiet yet central CUL-DE-SAC only a short stroll from both Chorlton Village and Beech Road is this truly delightful THREE BEDROOM MID TERRACE PERIOD PROPERTY which benefits from a WESTERLY FACING COURTYARD GARDEN as well as boasting MANY ORIGINAL FEATURES throughout. This superb property is offered for sale in MOVE-IN READY condition and offers spacious and light accommodation, ideal for a young couple or family. The property is located only a short stroll from all local amenities and transport links in Chorlton Village, multiple schools and parks plus the array of independent shops, bars and restaurants that line Beech Road are all within easy reach. The accommodation briefly comprises: covered porch, entrance hallway, spacious lounge with bay window and original fireplace open to the sitting/dining room, modern fitted kitchen with integrated appliances and solid wooden worktops. To the first floor there are three good sized bedrooms, the main benefitting from bespoke full height fitted wardrobes and bathroom, fitted with a modern three piece suite. Both double glazing and gas central heating have been installed. Externally to the front of the property there is a walled garden with well stocked beds and paved path leading to the front door. To the rear a Westerly facing courtyard garden features a large Indian sandstone patio. Internal viewing is most strongly recommended.



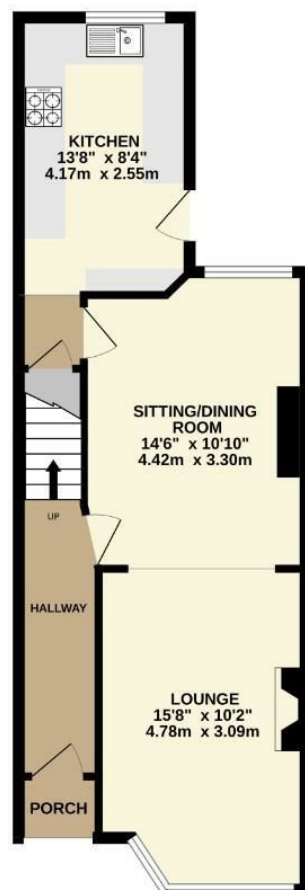
- Beautifully presented mid terrace period property
- Three bedrooms + two reception rooms
- Quiet yet centrally located CUL-DE-SAC
- Westerly facing rear garden
- Move-in ready condition
- Many original features retained
- Well placed for all local amenities, schools and transport links
- Short stroll from Beech Road and the Metro
- Ideal for a couple or family
- Council Tax: B. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 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 errors, omissions or mis-statements. 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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