jordan fishwick

10 Rostherne Avenue, M16 7QH

Guide Price £500,000

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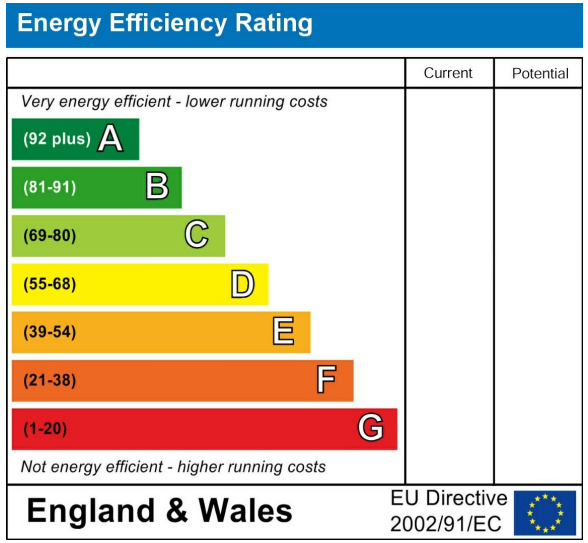
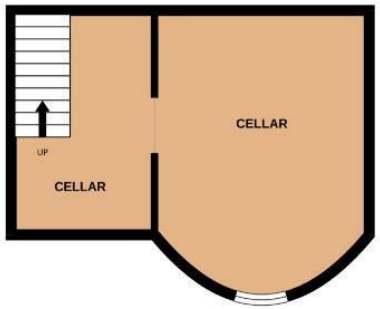
The Property

Positioned on a quiet residential CUL-DE-SAC is this superbly presented and EXTENDED FOUR BEDROOM, TWO BATHROOM SEMI DETACHED 1930S PROPERTY providing spacious, versatile family ACCOMMODATION OVER THREE FLOORS AND CELLARS. Boasting both a WEST FACING REAR GARDEN as well as a DRIVEWAY providing off road parking, this delightful property has been tastefully modernised and updated whilst retaining MANY ORIGINAL FEATURES creating a contemporary family home and is offered for sale in MOVE-IN READY condition. The property further benefits from being situated within walking distance to all local amenities, transport links and schools. The accommodation briefly comprises: enclosed porch, spacious entrance hallway with feature wooden panelling and original stained glass, lounge with large bay window and bi-folding doors opening to the OPEN PLAN DINING KITCHEN, fitted with modern shaker style units and large French patio doors opening to the rear garden. To the first floor are three good sized bedrooms and main bathroom, fitted with a modern three piece suite and feature tiled walls and flooring. The second floor reveals the main bedroom suite comprising 18ft bedroom with EN-SUITE SHOWER ROOM, fitted wardrobes and access to eaves storage. Gas central heating has been installed throughout and the multiple cellar chambers provide useful storage space as well as scope for conversion to further living accommodation. Externally, to the front of the property is a driveway providing off road parking with shared access to the side leading to the DETACHED GARAGE. To the rear is a superb garden which enjoys a Westerly aspect with raised timber decking and lawn. An internal viewing is most highly recommended. Council Tax Band C.

- Beautifully presented semi detached 1930s property
- Four bedrooms and two bathrooms
- Versatile accommodation over three floors and cellars
- Many original features retained
- West facing rear garden
- Driveway and detached garage
- 18ft main bedroom with en-suite shower room and fitted wardrobes
- Quiet residential CUL-DE-SAC
- Walking distance to all local amenities, schools and transport links
- Ideal family home

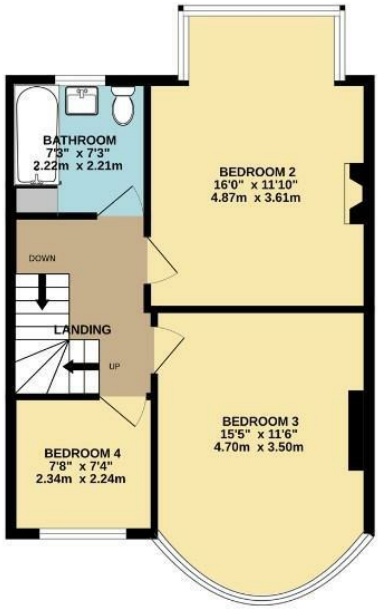


BASEMENT
284 sq.ft. (26.4 sq.m.) approx.

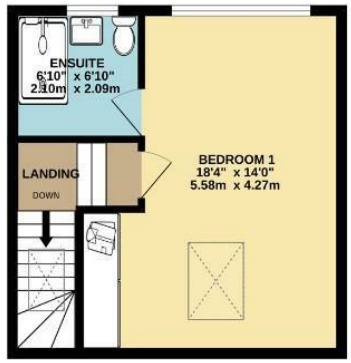


GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1715 sq.ft. (159.4 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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