

2 Burleigh Mews, Hardy Lane, Chorlton, Manchester, M21 7LB



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Offers In The Region Of £360,000

3 2 1 C

VIDEO TOUR AVAILABLE A delightful and well-presented, THREE BEDROOM, semi-detached property. Tucked away in a quiet location just off Hardy Lane in Chorlton. The property is centrally located for transport links to either the City Centre or Manchester International Airport by either the Metrolink or the bus route on Barlow Moor Road. With Chorlton Water Park, Chorlton Park and Chorlton golf club all local to Hardy Lane. The location is fantastic for Chorlton amenities, local primary schools, Chorlton High school and the motorway network. In brief the property consists of; a porch, a living room to the front aspect, a fitted kitchen which leads round to the dining/ family area which has views and access out into the rear enclosed garden. Stairs leading to the first-floor landing reveal two good sized bedrooms, the principle benefitting from an en-suite shower room, an additional nursery/office and a white three-piece bathroom suite completes this lovely home. The property benefits from gas fired central heating, an alarm system, a driveway providing off road parking which benefits from an EV charge point, and a rear enclosed garden.





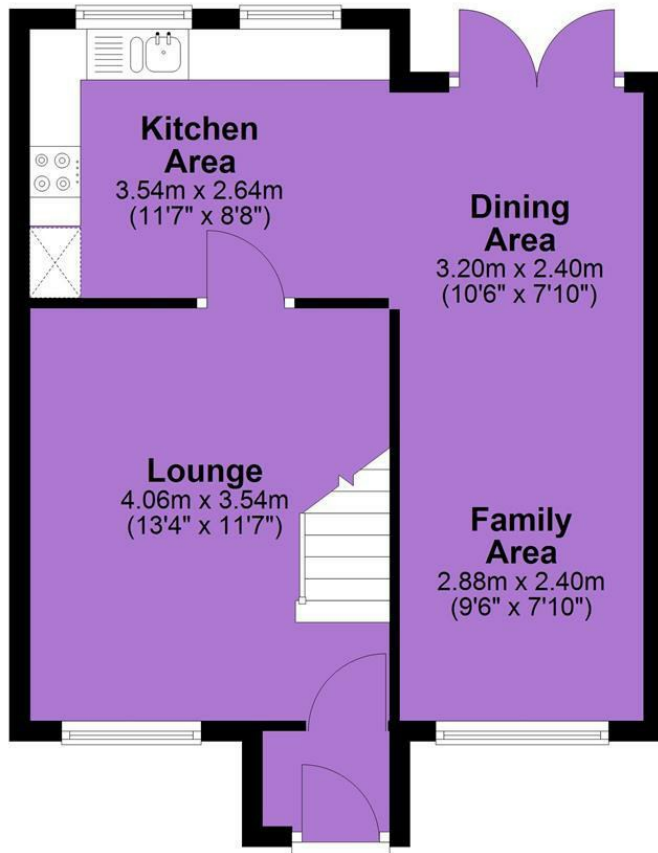
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	72	
(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	



Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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