

28 Chorlton Villas, 105 Hardy Lane, Chorlton, Manchester, M21 8DN



JP&Brimelow
ESTATE AGENTS



****VIDEO TOUR AVAILABLE**** A unique & deceptively spacious, THREE DOUBLE BEDROOM, modern end-terraced house positioned on this highly regarded gated development off Hardy Lane here in Chorlton.

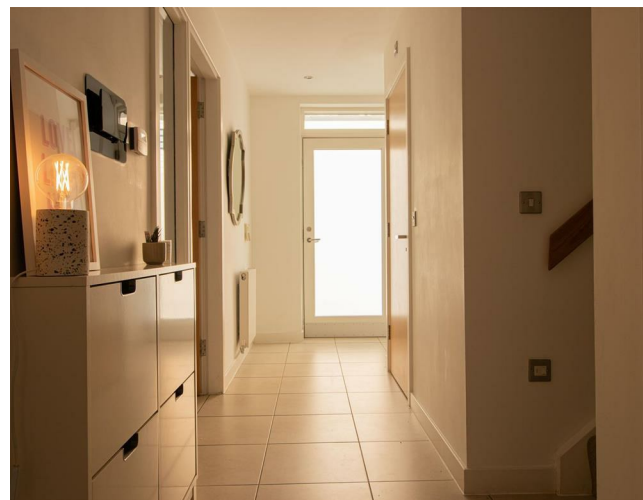
Chorlton Nature Reserve is a stone's throw away with access along the River Mersey with cycle and walking routes. Fantastic primary schools on your doorstep. The Barlow Moor Road Metrolink station nearby with easy access to City Centre, Media City and nearby to Chorlton Park. Within a fifteen-minute walk to all the independent shops, bars and restaurants on Beech Road, via Hurstville Road and through Chorltonville.

In brief; the well-planned accommodation comprises; An entrance hallway, a downstairs W.C with utility room and an impressive open plan L-shaped kitchen/breakfast room, Lounge/Diner with fitted appliances and a double-glazed door to the ground floor, leading out into rear enclosed lawned garden. Whilst to the first floor there is a landing with two well-proportioned double bedrooms, and a beautifully fitted white three-piece family bathroom. The second floor reveals a fabulous master suite with a three-piece ensuite shower room and an impressive South facing open roof terrace.

The property benefits from a combi boiler providing gas fired central heating, double glazing throughout, an alarm system, a driveway providing off-road parking as well as fully fitted wardrobes in two of the bedrooms and a rear enclosed lawned garden with a private paved patio area. Will suit a professional couple or a family due to the location and space available. OFFERED WITH NO VENDOR CHAIN.


FREEHOLD with an annual service charge of £300. Early viewing is highly recommended.

£550,000



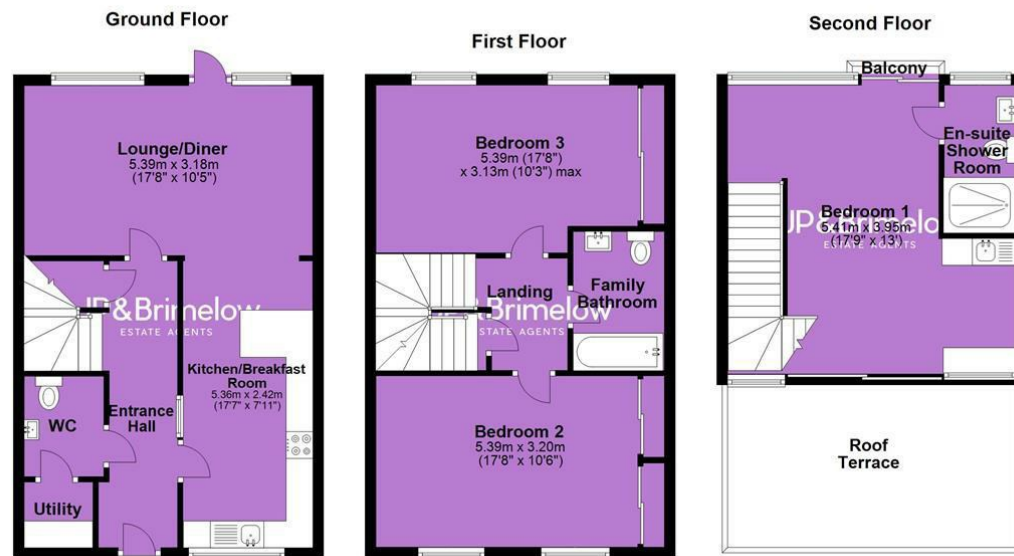


EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	89
(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 	



Tenure: Freehold Council Tax Band: E



Chorlton & Didsbury Ltd
 430 Barlow Moor Road, Chorlton, Manchester, M21 8AD
 Chorlton: 0161 882 2233 Didsbury: 0161 448 0622
 E: chorlton@jpbrimelow.co.uk www.jpbrimelow.co.uk



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