

53 Hardcastle Avenue, Chorlton, Manchester, M21 7LJ



**JP & Brimelow**  
ESTATE AGENTS



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\*\*\*VIDEO TOUR AVAILABLE\*\*\* An extended and beautifully kept, **THREE BEDROOM**, semi-detached property. Situated on a sought-after residential avenue, off Darley Avenue in Chorlton. Ideally positioned near Chorlton Water Park, Chorlton Park, and Chorlton Golf Club, this property offers convenient access to transport links, including the Metrolink and bus routes on Barlow Moor Road, providing easy connections to Manchester City Centre and Manchester International Airport. The location is perfect for enjoying the amenities of both West Didsbury and Chorlton, as well as being close to local primary schools, parks, and the motorway network. In brief the property consists of an entrance hall, a large lounge which leads through to a family room where there are views and access out into the rear **SOUTH FACING** garden, a fitted kitchen, a useful storage cupboard, and a utility room. To the first-floor landing there are three good sized bedrooms, one benefitting from an office area, a white three-piece bathroom suite completes this delightful property. The property benefits from gas fired central heating, a driveway providing off road parking, and a large enclosed real garden.

£395,000





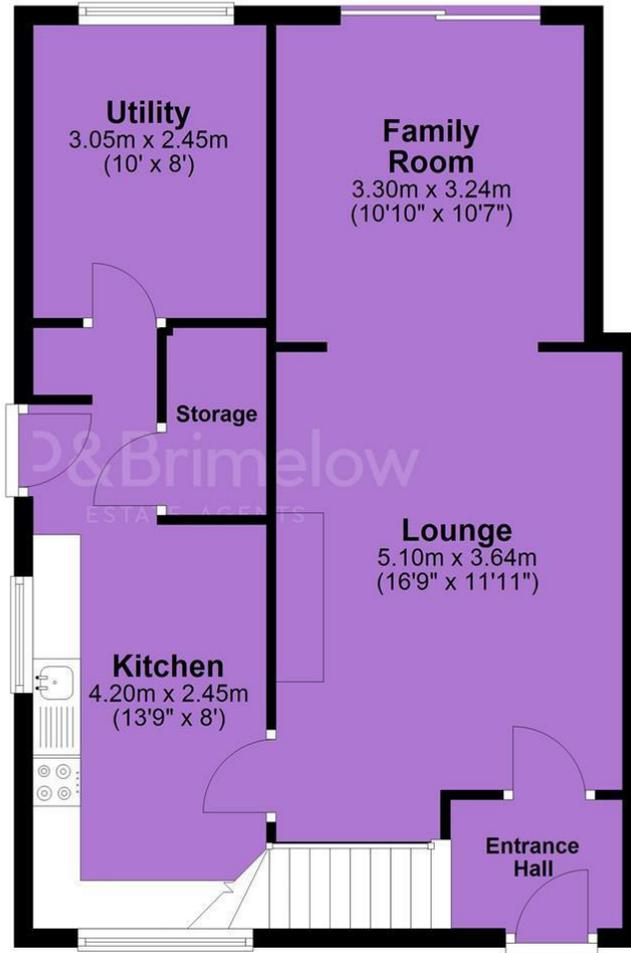
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: B

## Ground Floor



## First Floor



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