

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



JP&Brimelow
ESTATE AGENTS



3 2 2 B

VIDEO TOUR AVAILABLE A well-kept & deceptively spacious, THREE DOUBLE BEDROOM, modern mid-terraced property, 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 a utility room housing the wall mounted boiler, a fitted kitchen/breakfast room to the front aspect and an impressive lounge/dining room with a double-glazed door to the ground floor, leading out into rear enclosed lawned garden.

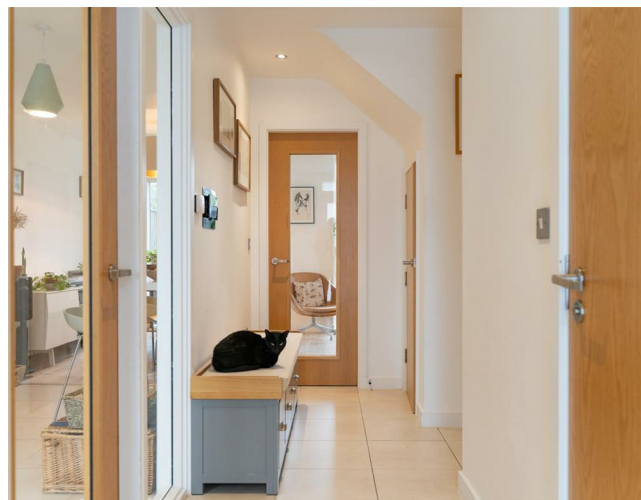
Whilst to the first floor there is a landing with two well-proportioned double bedrooms both benefitting from fitted wardrobes, and a beautifully fitted white three-piece family bathroom.

The second floor reveals a fabulous master suite with a three-piece ensuite shower room and a dressing area and an impressive roof terrace.

The property benefits from a combi boiler providing gas fired central heating, an alarm system, a driveway providing off-road parking for two cars, as well as an electric car charging point, 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.

£535,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(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



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

