

Jordan fishwick

12 Hardy Avenue, Chorlton, M21 9ER Guide Price £475,000



The Property

NO CHAIN Located on a highly sought after quiet residential CUL-DE-SAC only a stone's throw from Beech Road is this turnkey TWO DOUBLE BEDROOM PERIOD END TERRACE providing spacious and light accommodation throughout, ideal for a young couple or family. This superb property has been RECENTLY RENOVATED and tastefully decorated throughout creating a truly impressive contemporary home whilst retaining MANY ORIGINAL FEATURES throughout. There is significant scope to extend as PLANNING PERMISSION HAS BEEN GRANTED for both a dormer loft conversion and side return extension (reference: 134978/FH/2022) and the property further benefits from being within walking distance to all local amenities, transport links including the Metro and being within the catchment area for the Ofsted 'Outstanding' Brookburn Primary School. The accommodation briefly comprises: entrance hallway with feature tiled flooring, lounge with LOG BURNING STOVE leading through to the dining room, superb re-fitted kitchen with navy shaker style units, QUARTZ WORKTOPS and integrated appliances. To the first floor there are two double bedrooms, the main of which being 15ft and a re-fitted bathroom with superb feature tiled flooring and a four piece suite with separate shower. Gas central heating and double glazing are both installed with fitted plantation style shutters to the front windows. Externally, a landscaped rear garden benefits from an INDIAN SANDSTONE PATIO and raised beds with wooden borders. An internal viewing is most highly recommended. Sold with no onward chain.

12 Hardy Avenue, Chorlton Green, Manchester, M21 9ER

Guide Price £475,000





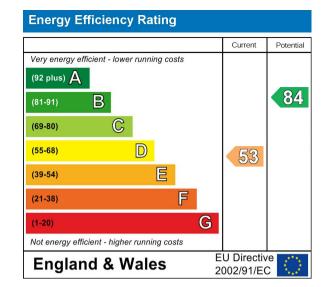


- NO CHAIN
- Superbly presented period end terrace
- Highly sought after CUL-DE-SAC just a stone's throw from Beech Road
- Two double bedrooms and two reception rooms
- Planning permission for dormer loft conversion + side return extension - reference 134978/FH/2022
- Landscaped rear garden with Indian Sandstone patio
- Recently renovated throughout + full rewire in 2021
- Re-fitted kitchen with integrated appliances
- Re-fitted bathroom with laundry cupboard
- MOVE-IN-READY home with many original features















TOTAL ELOCIA AREA: 950 cq. ft. (8.8.3 cq. nr.) approx.

Whilet every demonst has been raide to seen on accuracy of the doublate contrader have no readous every the second of the doublate contrader have no readous every contrader to the doublate contrader have been doublated to the doublate of the doub



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington