



jordan fishwick

59 New Barns Avenue, Chorlton, M21 7DB
Guide Price £440,000



The Property

*****NO CHAIN***** A well presented FOUR BEDROOM TOWNHOUSE offering spacious and versatile ACCOMMODATION OVER THREE FLOORS. This splendid property benefits from both a SOUTHERLY FACING GARDEN as well as a GARAGE AND DRIVEWAY providing off road parking and will prove ideal for a young couple, family or buy to let investor alike. The property is located on the popular New Barns Development and is only a short walk from Chorlton Village, Beech Road, Burton Road in West Didsbury and all local schools, parks and transport links including the Metro. The accommodation briefly comprises: Entrance Porch, hallway, double bedroom with en-suite shower room, utility room and a reception room with French patio doors opening to the rear garden. To the first floor is the 18ft lounge and spacious dining kitchen with French patio doors opening to the balcony while the second floor reveals three good sized bedrooms, each with full height fitted wardrobes and the main also benefitting from an en-suite shower room and main family bathroom. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a garden with mature plants and shrubbery and gated path leading to the front door. To the rear of the property is a fenced and enclosed garden which enjoys a sunny southerly aspect as well as both the driveway and garage which provide off road parking. An internal viewing is strongly recommended. Sold with no onward chain. Council Tax: E. EPC: C.

**59 New Barns Avenue, Chorlton,
Manchester, M21 7DB**

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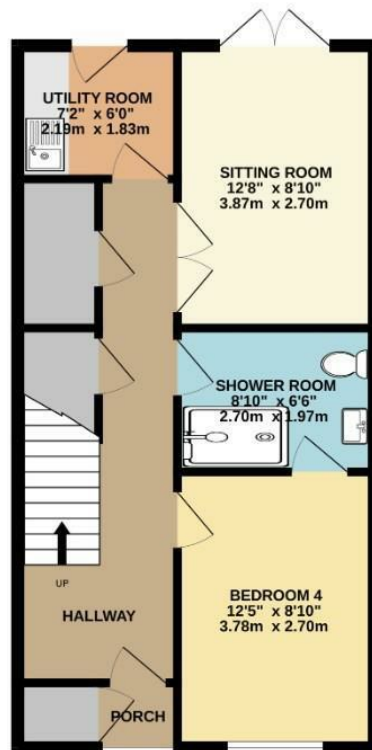
- NO CHAIN
- Well presented modern townhouse on a popular development well placed for Chorlton & Didsbury centres
- Four double bedrooms and three bathrooms
- Southerly facing rear garden
- Driveway and garage providing off road parking
- Spacious and versatile accommodation over three floors
- Short stroll from all local amenities, schools, parks and transport links
- Ideal for young couple, family or buy to let investor
- Currently tenanted - 5 bed HMO licence and produces a gross rental of £40,800 pa



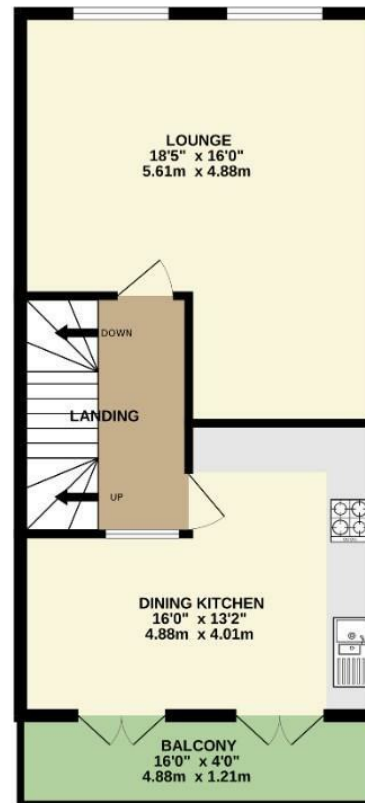
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	84
England & Wales		EU Directive 2002/91/EC



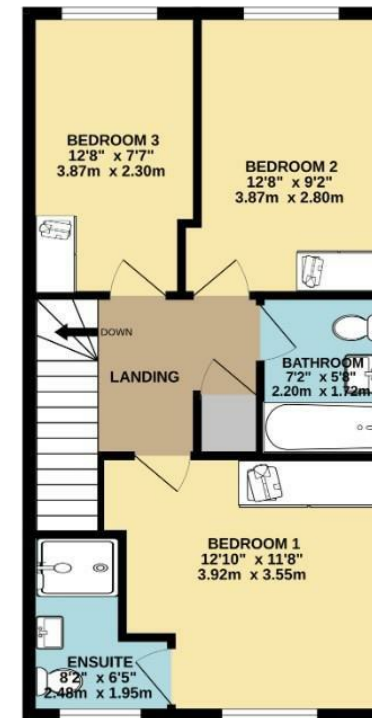
GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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