



jordan fishwick

80 Hardy Lane, M21 7GX
Guide Price £2,550 Per Calendar Month



Hardy Lane Chorlton M21 7GX

£2,550 Per Calendar Month



The Property

***** AVAILABLE JULY ***** This spacious semi detached property is beautifully presented, located within walking distance to all amenities, transport links and highly regarded primary and high schools. The property offers spacious and versatile family accommodation over two floors with a large extension to the rear. There is a large entrance hall which flows straight through to the open plan extended Kitchen/Dining/Reception area with an Island to separate and fully equipped modern kitchen, there is a cloakroom/wc fitted under the stairs, stylish separate lounge to the front of the property, utility room which also leads through to the garage which has been converted in to excellent storage. To the first floor there are three double bedrooms, one with an en suite shower room, smaller bedroom/office and a family bathroom. Gas central heating and double glazing are installed. There is a lawned large private garden to the rear aswell as a driveway for 2 cars and a garage. This property has an impressive specification. Viewing of this fine home is highly recommended.

***** To arrange a viewing please call 0161 393 7539 *****

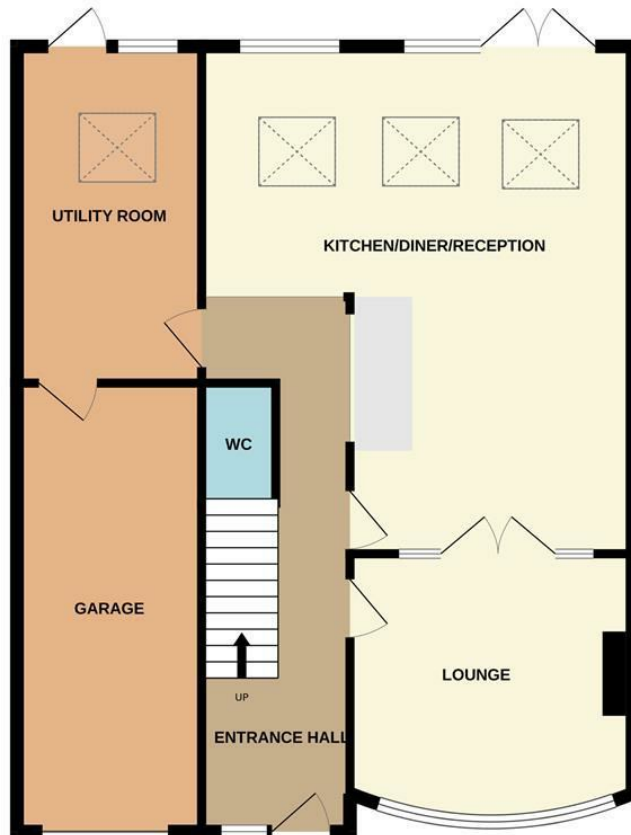
- Council Tax band C - EPC D
- Beautifully presented 4 bedroom property
- 2 Off road parking spaces
- Furnished to a high standard
- Large private garden
- Open-plan modern kitchen/dining/Lounge
- Available July



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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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