



**GASCOIGNE  
HALMAN**

CHORLTON VILLAS, HARDY LANE, CHORLTON

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THE AREAS LEADING ESTATE AGENT





## CHORLTON VILLAS, HARDY LANE, CHORLTON

**£575,000**

A stunning and immaculately presented modern property boasting stylish and well presented accommodation over three floors. The property forms part of the ever popular Chorlton Villas gated development, in a secluded location only moments from excellent transport links and Chorlton Village. Occupying a charming plot within the development the property offers an open-plan living/dining kitchen, two superb bathrooms, three large double bedrooms with the main bedroom offering a stylish en-suite, dressing area and impressive large South facing sun terrace overlooking the golf course, Landscaped rear garden and parking for two cars.

Chorlton is proving a popular location due to its excellent transport links with Manchester Airport and the national motorway network along nearby Princess Road. The centre of Chorlton has a wide range of shops that more than cater for everyday shopping requirements. Bars and restaurants here cater for all tastes. Chorlton Water Park running along the River Mersey is also popular with residents as is Chorlton Green. Schools and recreational facilities in the area are also good.







Chorlton Villas is a sought after exclusive gated development situated in a convenient location only moments from Chorlton Nature reserve. Chorlton Golf club and local Metrolink as well as only a short walk to the famous Beech Road with it's array of boutiques, bars and restaurants. Built to the highest of standards this property has been finished to a high specification throughout with attractive floor-to-ceiling windows in the bedrooms and living area.

The property is set over three floors and comprises internally; welcoming entrance hallway, downstairs WC and useful utility room, a stylish open-plan living/dining kitchen with Karndean flooring, integrated Neff appliances and door access to the rear garden completes the ground floor.

To the first floor there are two large double bedrooms, both with fitted wardrobes and large feature windows, and are both served by a beautiful modern family bathroom with attractive tiling. Stairs then lead to the impressive main bedroom which is large in size and boasts a contemporary en-suite, separate dressing area, and sliding doors opening to a stunning South facing private terrace overlooking Chorlton Golf Club, perfect for entertaining. Al fresco dining or watching the sun go down.

Externally to the front there is a double driveway for two cars, side access leads you to the attractive and private garden.

#### **DIRECTIONS**

M21 8DN

#### **LIVING DINING ROOM**

10'4 (3.15m) x 17'5 (5.31m)

#### **KITCHEN**

18'0 (5.49m) x 8'2 (2.49m)

#### **BEDROOM 2**

10'4 (3.15m) x 17'5 (5.31m)

#### **BEDROOM 3**

10'6 (3.2m) x 17'5 (5.31m)

#### **BATHROOM**

9'4 (2.84m) x 7'1 (2.16m)

#### **BEDROOM 1**

18'7 (5.66m) x 13' (3.96m)

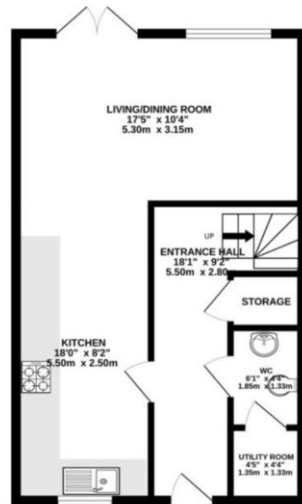
#### **EN-SUITE**

10'6 (3.2m) x 4'5 (1.35m)

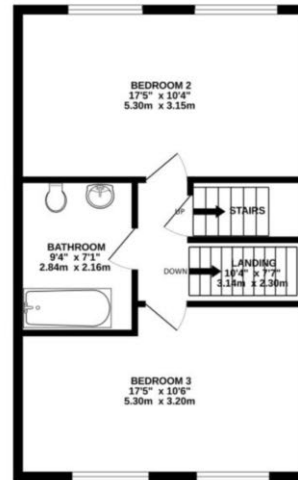
#### **ROOF TERRACE**

10'4 (3.15m) x 17'5 (5.31m)

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



2ND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 1309 sq.ft. (121.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignealman.co.uk

Elm House, 739 Didsbury Road, Manchester, M20 6RN

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