

11 Chorlton Villas Hardy Lane, Chorlton, Manchester, M21 8DN



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VIDEO TOUR AVAILABLE A unique & deceptively spacious, THREE DOUBLE BEDROOM, modern terraced house 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 the City Centre, Media City and nearby to Chorlton Park. Within a short walk to all the independent shops, bars and restaurants on Beech Road.

In brief; the well-planned accommodation comprises; an entrance hallway, a downstairs three-piece shower room and an impressive open plan L-shaped fitted Sie Matic kitchen with fitted Neff appliances flowing through to the lounge/dining room which gives access via a double glazed door into the rear enclosed garden.

Whilst to the first floor there is a landing with two well-proportioned double bedrooms, and a beautifully fitted white three-piece walk-in shower room.

The second floor reveals a fabulous master bedroom currently being used a lounge and an impressive South facing roof terrace over-looking Chorlton-cum-Hardy golf course.

The property benefits from a combi boiler providing gas fired central heating, an alarm system, a driveway providing off-road parking for two vehicles with an AV charger, fitted wardrobes in two of the bedrooms and a rear enclosed landscaped split-level garden with a water feature, private paved patio area with decorative lightning. A secure storage shed to the front aspect and a recycling bin storage area.


FREEHOLD with an annual service charge of £300. Early inspection is highly recommended due to the location and setting of this modern development.

£565,000





EPC Chart

| Energy Efficiency Rating | | |
|---|---------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 88 | 89 |
| (81-91) B | | |
| (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



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