

2 Chorlton Villas 105 Hardy Lane, Chorlton, Manchester, M21 8DN



**JP&Brimelow**  
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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-kept & deceptively spacious, THREE DOUBLE BEDROOM, modern mid-terraced property, 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 City Centre, Media City and nearby to Chorlton Park. Within a fifteen-minute walk to all the independent shops, bars and restaurants on Beech Road, via Hurstville Road and through Chorltonville.

In brief the well-planned accommodation comprises; an entrance hallway, a downstairs W.C with a utility room housing the wall mounted boiler, a fitted kitchen/breakfast room to the front aspect and an impressive lounge/dining room with a double-glazed door to the ground floor, leading out into rear enclosed lawned garden.

Whilst to the first floor there is a landing with two well-proportioned double bedrooms both benefitting from fitted wardrobes, and a beautifully fitted white three-piece family bathroom.

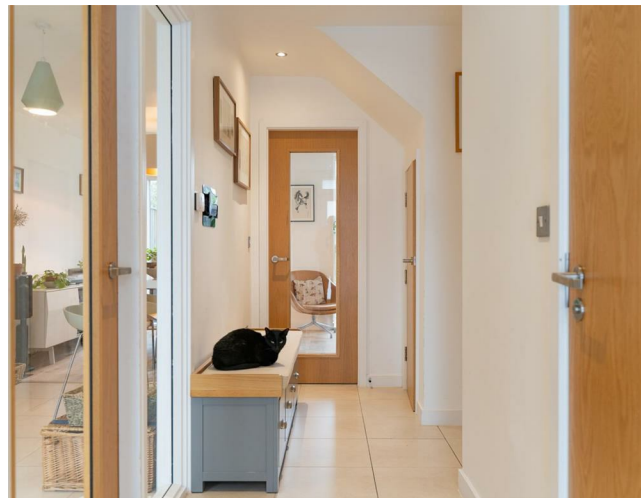
The second floor reveals a fabulous master suite with a three-piece ensuite shower room and a dressing area and an impressive roof terrace.

The property benefits from a combi boiler providing gas fired central heating, an alarm system, a driveway providing off-road parking for two cars, as well as an electric car charging point, and a rear enclosed lawned garden with a private paved patio area.

Will suit a professional couple or a family due to the location and space available. OFFERED WITH NO VENDOR CHAIN. FREEHOLD with an annual service charge of £300. Early viewing is highly recommended.

£535,000










## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Tenure: Freehold Council Tax Band: E



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