



jordan fishwick

4 Hardy Avenue, Chortlon Green, M21 9ER
Guide Price £410,000



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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NO CHAIN Nestled on a highly sought after quiet residential CUL-DE-SAC only a stone's throw from Beech Road is this delightful TWO DOUBLE BEDROOM PERIOD END TERRACE providing spacious and light accommodation throughout, ideal for a young couple or family. This wonderful property is ideally situated for all local amenities being only a short stroll from the array of independent shops, bars and restaurants that line Beech Road as well as all amenities and transport links including the Metro in Chorlton Village. There are multiple parks and schools also within easy reach. The accommodation briefly comprises: entrance hallway, spacious lounge open to the dining room, modern fitted kitchen. To the first floor there are two generous double bedrooms, the main of which being 15ft and featuring full height fitted wardrobes plus a spacious bathroom fitted with a modern three piece suite. Subject to relevant planning permissions and consents there is scope to extend and convert the loft to a third double bedroom. Externally, to the rear a walled courtyard garden has been mainly laid to lawn and features beds stocked with an array of mature plants and shrubs. An internal viewing is most strongly recommended.

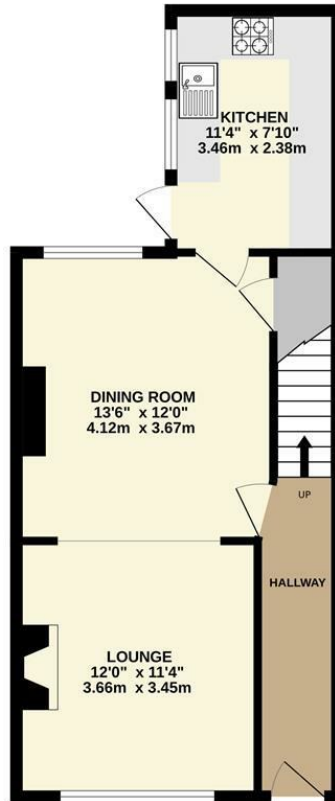
HMRC DIRECTIVE

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GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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