

jordan fishwick

10 Hardy Avenue, Chorlton, M21 9ER

Guide Price £425,000



10 Hardy Avenue, Chorlton, Manchester, M21 9ER

Offers Over £425,000







The Property

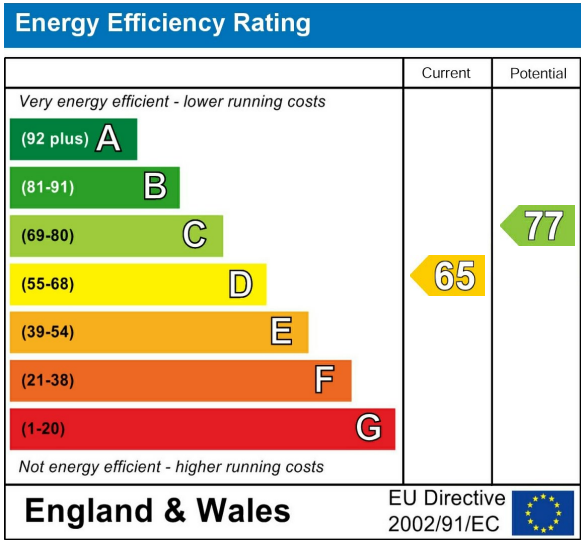
NO CHAIN Located on a well regarded and sought after CUL-DE-SAC only a short stroll from Beech Road and Chorlton Green is this delightful, larger than average TWO DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY which offers spacious and light accommodation ideal for a young couple or family. This splendid property is ideally placed for all local amenities being within walking distance of Chorlton Village, the Metro which provides fast access to both the city centre and nearby airport as well as the array of independent shops, bars and restaurants that line Beech Road. In addition there are multiple parks and schools all within easy reach and the property further benefits from having MANY ORIGINAL FEATURES retained. The accommodation briefly comprises: entrance hallway, lounge open to the dining room with French patio doors which lead to the walled courtyard garden, kitchen. To the first floor there are two generous double bedrooms, the main of which being 15ft plus a spacious bathroom with features a free standing roll top bath. Both double glazing and gas central heating have been installed throughout plus, 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.

- NO CHAIN
- Two double bedroom mid terrace period property
- Highly regarded and sought after CUL-DE-SAC
- Short stroll from Beech Road
- Spacious and light accommodation throughout
- Scope to extend + convert loft (subject to relevant planning permissions and consents)
- Ideal for a young couple or family
- Walking distance to Chorlton Village, the Metro, multiple local schools and parks
- Council Tax: B. EPC: D











GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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