

jordan fishwick

38 New Barns Avenue, Chorlton, M21 7DG

Guide Price £450,000



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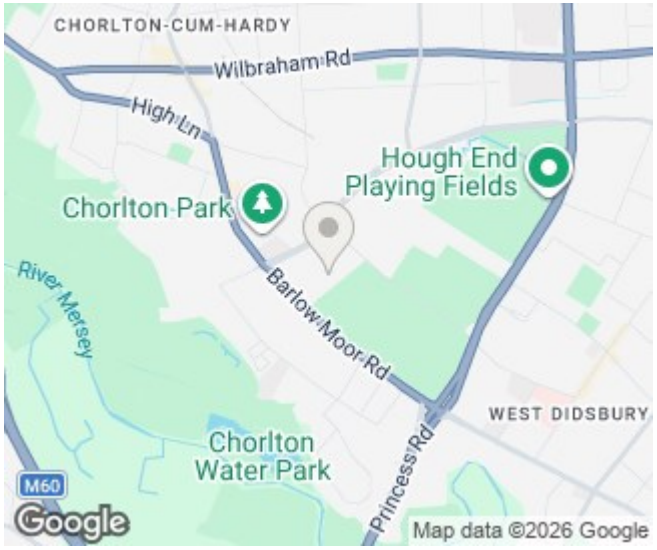


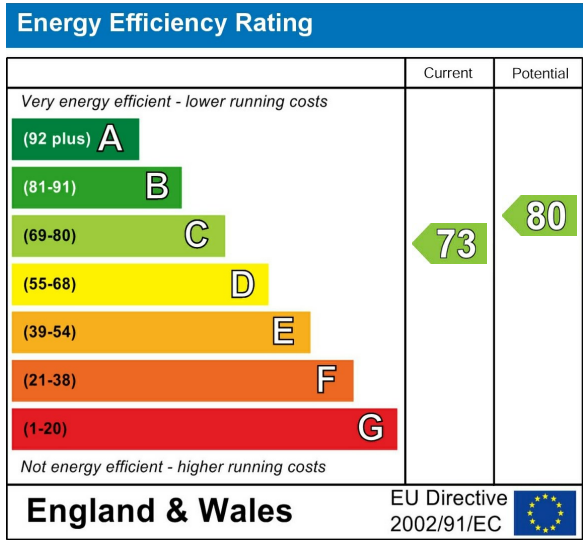


The Property

NO CHAIN An immaculately presented FOUR DOUBLE BEDROOM TOWNHOUSE offering spacious and light versatile ACCOMMODATION OVER THREE FLOORS, ideal for first time buyers, young couples or families alike. This splendid property is offered for sale in MOVE-IN READY CONDITION having been tastefully updated throughout by the current owners and benefits from both a DRIVEWAY AND GARAGE providing convenient off road parking. The property is situated in a quiet residential development, perfectly positioned for easy access to the vibrant village centres of both Chorlton and Didsbury and residents will further appreciate the convenience of being within walking distance to a variety of local amenities, including the shops, cafes, and restaurants that line both Beech Road and Burton Road plus the Metrolink, providing fast access to both the city centre and nearby airport. Additionally there are multiple schools and parks nearby, making this location particularly appealing for families. The accommodation briefly comprises: spacious entrance hallway, family room/bedroom four, ideal for use as a work from home space, useful utility room, shower room, garage. The first floor reveals the main living accommodation with a spacious dining kitchen, fitted with modern shaker style units and integrated appliances plus a large lounge with views over the rear garden. To the second floor there are three good sized bedrooms, the main benefitting from an EN-SUITE shower room and main shower room, recently refitted with a modern three piece suite and feature tiled walls and flooring. Both double glazing and gas central heating have been installed throughout. Externally to the front of the property there is a garden stocked with an array of mature plants and shrubs plus there is a driveway which leads to the integral garage. To the rear a fenced and enclosed garden features a timber decking, artificial lawn and beds with timber boundaries. Internal viewing is highly recommended.

- NO CHAIN
- Delightful modern townhouse
- Four good sized bedrooms + three shower rooms
- Driveway and Garage providing off road parking
- Spacious and light accommodation over three floors
- Well regarded development conveniently placed for both Chorlton and Didsbury
- Short stroll from multiple schools, parks, Beech Road and the Metro
- Move-in ready condition



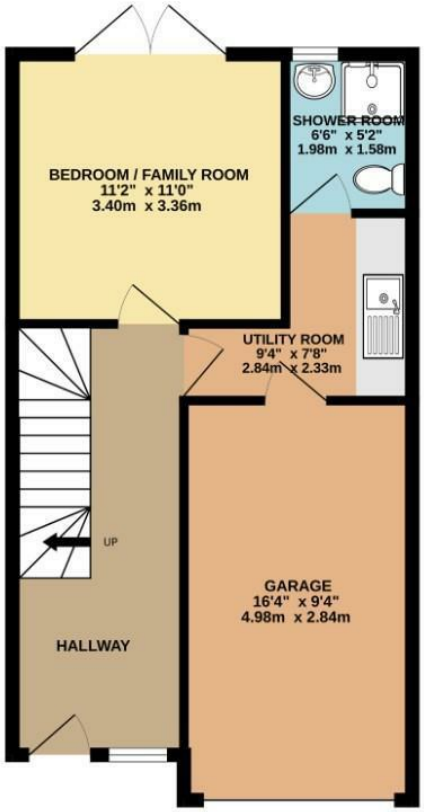




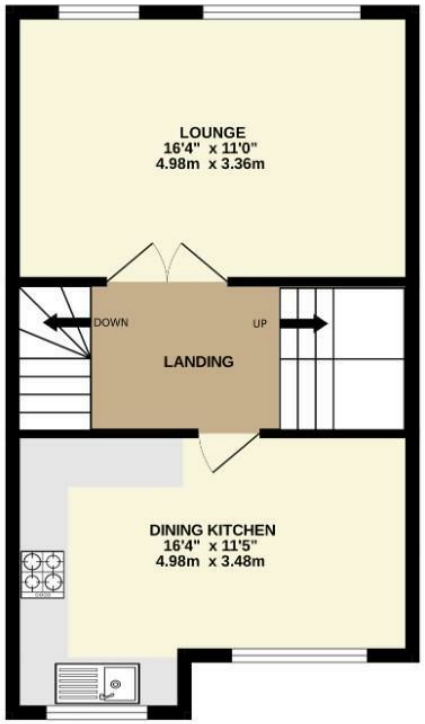




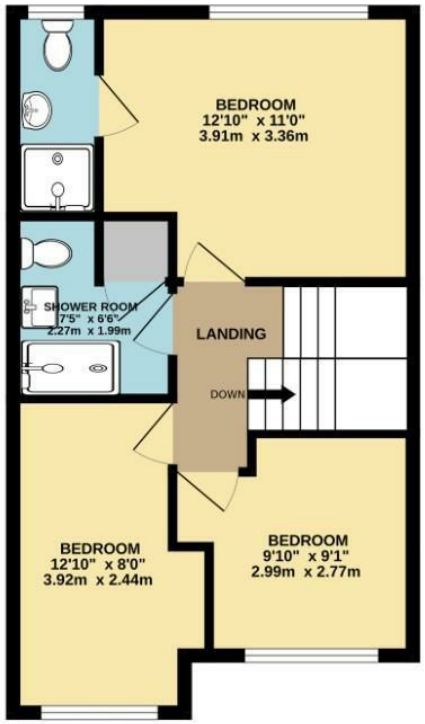
GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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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