jordan fishwick

10 Hartley Road, Chorlton, M21 9NG

Guide Price £360,000

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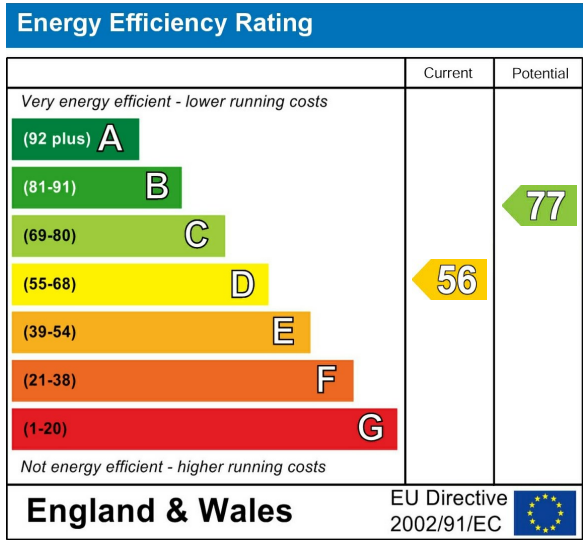
The Property

NO CHAINREQUIRES MODERNISATION*** Located on a well regarded CUL-DE-SAC only a short stroll from both Chorlton Village and Longford Park is this THREE BEDROOM SEMI DETACHED 1950S PROPERTY. This delightful property benefits from a GATED DRIVEWAY providing off road parking as well as having SIGNIFICANT SCOPE TO EXTEND (STPP) and will prove ideal for a couple or family. The property provides spacious and light well planned accommodation throughout and is within walking distance to all local amenities, schools and parks. The accommodation briefly comprises: enclosed porch, entrance hallway, dining room with bay window open to the lounge with bay window overlooking the rear garden, 17ft kitchen with dual aspect windows. To the first floor there are two well proportioned double bedrooms, the main with bay window to the front aspect, smaller third bedroom and shower room fitted with a three piece suite. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with mature hedgerow offering privacy and gated driveway, extending to the side of the property. To the rear, a fenced and enclosed garden has been mainly laid to lawn with large beds and stone flagged patio. An internal viewing is strongly recommended. Sold with no onward chain. Council Tax Band B. EPC D.

- NO CHAIN
- Three bedroom 1950s semi detached property
- In need of full modernisation
- Significant scope to extend (STPP)
- Gardens to the front and rear
- Gated driveway providing off road parking
- Quiet residential CUL-DE-SAC
- Walking distance to Chorlton Village, Longford Park and multiple schools
- 0.5 miles to the Metro (Chorlton)



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.

TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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