



jordan fishwick

6 Hammett Road, Chorlton, M21 9HY
Guide Price £325,000



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Green, Manchester, M21 9HY**
Guide Price £325,000



The Property

*****NO CHAIN***FULL MODERNISATION REQUIRED***** A TWO DOUBLE BEDROOM PERIOD MID TERRACE PROPERTY ON A SOUGHT AFTER ROAD IN CHORLTON GREEN. This delightful property will prove ideal for a young couple or buyer and boasts gardens to both the front and rear as well as being located on a highly regarded road within only a short stroll of the vibrant scene of Beech Road, Chorlton Ees and Chorlton Village. There is the potential for the purchaser to create their dream home as the property requires totally renovating and there is **SCOPE TO EXTEND (STPP)**. The accommodation briefly comprises: porch, lounge, dining room, kitchen. To the first floor are two well proportioned double bedrooms and bathroom. An internal viewing is strongly recommended. Council Tax: B.

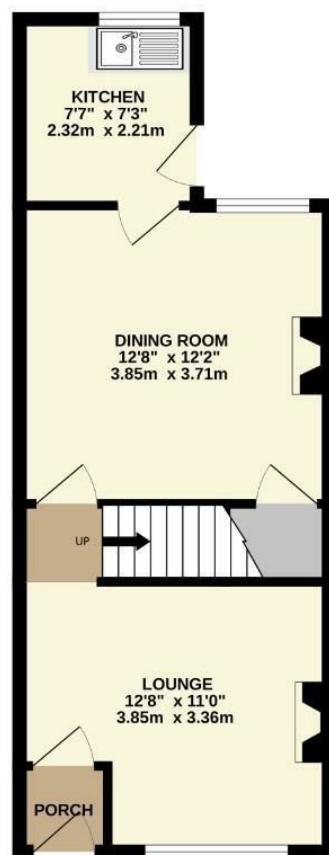
- NO CHAIN
- Two double bedroom mid terrace period property
- Full modernisation required
- Sought after Chorlton Green location
- Scope to extend (STPP)
- Short stroll from Beech Road, Chorlton Green and Chorlton Village
- Ideal for young couple or family
- Catchment area for Brookburn Primary School
- Quiet tree-lined road



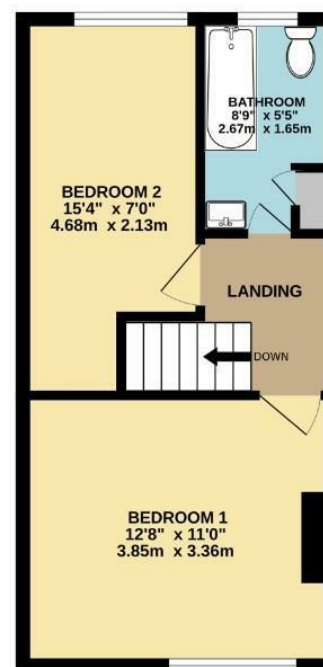
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 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, omissions 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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