



*Jordan fishwick*

16 Chorlton Villas, Hardy Lane, Chorlton, M21 8DN

Guide Price £795,000



# 16 Chorlton Villas, 105 Hardy Lane, Chorlton, Manchester, M21 8DN

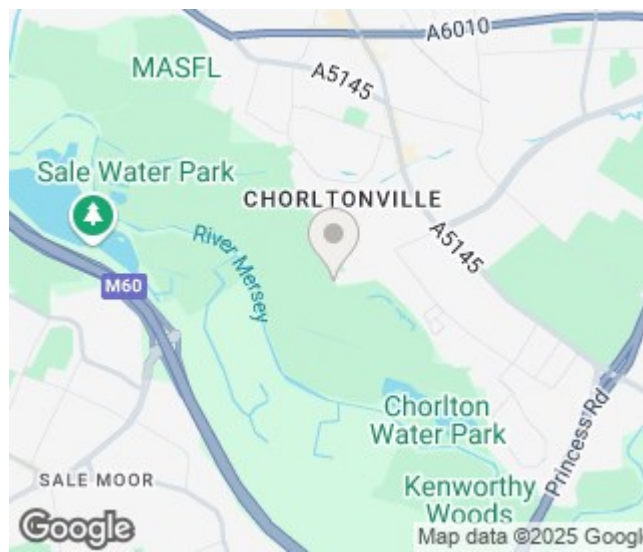
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## The Property

**\*\*\*NO CHAIN\*\*\*** An immaculately presented **FOUR DOUBLE BEDROOM LINK DETACHED MODERN TOWNHOUSE** located within a quiet and highly regarded **GATED DEVELOPMENT** only a short stroll from the vibrant scene of Beech Road and Chorlton Village. Offering spacious and light **ACCOMMODATION OVER THREE FLOORS**, this splendid property will prove ideal for a young couple or family and boasts a **SOUTH FACING REAR GARDEN** as well as a **ROOF TERRACE WITH OPEN VIEWS OVER CHORLTON GOLF COURSE**. The property further benefits from both a **DRIVEWAY AND GARAGE** providing off road parking as well as having **SOLAR PANELS** installed and is offered for sale in **MOVE-IN READY CONDITION**. The accommodation briefly comprises: covered porch, spacious entrance hallway, delightful **32FT OPEN PLAN LIVING/DINING/KITCHEN** fitted with Siematic units, integrated Neff appliances and full height windows and patio door offering views over the landscaped rear garden, cloakroom/wc. To the first floor there are three well proportioned double bedrooms, one of which benefits from an **EN-SUITE** shower room and main bathroom while the second floor reveals the principle bedroom suite which comprises 20ft bedroom with Juliette balcony, en-suite shower room, walk in wardrobe and full height sliding patio doors opening to the Southerly facing roof terrace. Externally, to the front of the property is a block paved driveway leading to the garage providing off road parking while to the rear, a delightful landscaped garden enjoys a sunny Southerly aspect and features an artificial lawn, Indian stone patio area and large covered terrace with timber decking and multi level lighting. An internal viewing of this exceptional property is most strongly recommended. Sold with no onward chain. EPC: B. Council Tax: G

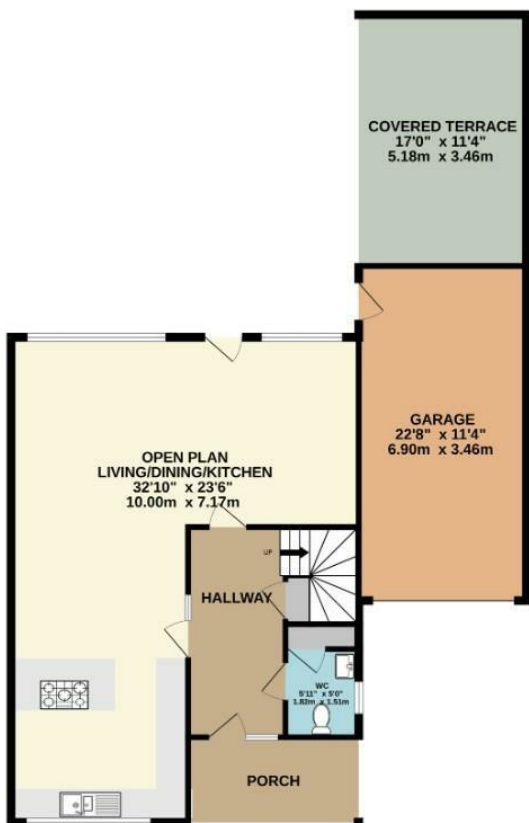
- NO CHAIN
- Superbly presented modern link detached townhouse
- Four double bedrooms and three bathrms
- Southerly facing garden and roof terrace
- Open views over Chorlton Golf Course
- Sought after gated development
- Driveway with EV charging point and garage providing off road parking
- Siematic kitchen with integrated Neff appliances
- Solar panels installed
- EPC: B. Council Tax: G



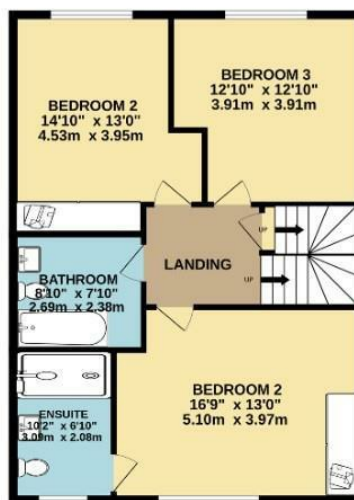
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>90</b>	<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
1220 sq.ft. (113.3 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



2ND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 2450 sq.ft. (227.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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