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7 Hartley Road, Chorlton, M21 9NG  
Offers In Excess Of £430,000





## 7 Hartley Road, Chorlton, Manchester, M21 9NG

Offers In Excess Of £430,000



### The Property

An immaculately presented and EXTENDED THREE BEDROOM MID TERRACE PERIOD PROPERTY, located on a quiet residential CUL-DE-SAC just a short walk from Chorlton Village and Longford Park. This delightful property is offered for sale in MOVE-IN READY condition, having been tastefully updated and decorated by the current owners and benefits from a WEST FACING REAR GARDEN. With a TWENTY FIVE FOOT OPEN PLAN LIVING/DINING/KITCHEN, this splendid property will prove ideal for a young couple or family and further benefits from having MANY ORIGINAL FEATURES retained. This superb property further benefits from its location, just a short walk from all local amenities in Chorlton Village, transport links including the Metro and Longford park as well as multiple local primary and secondary schools. The accommodation briefly comprises: spacious entrance hallway, lounge with large bay window and original fireplace, delightful open plan living/dining/kitchen, cloakroom w/c, utility room. To the first floor are three good sized bedrooms, each with original stripped wooden flooring, and bathroom, fitted with a modern three piece suite and feature Navy subway tiles. The loft has been completely boarded and fitted with a drop down ladder providing easy access to the large storage space and there is scope for conversion to a fourth bedroom plus second bathroom. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with decorative gravel. To the rear, a walled courtyard garden with Indian stone patio and raised wooden beds. An internal viewing of this fine home is most highly recommended.



- Beautifully presented period terrace
- Three bedrooms and two reception rooms
- 25ft open plan living/dining/kitchen
- West facing rear garden
- Cul-de-sac
- Short walk from Chorlton Village, all local amenities, transport links and Longford Park
- Many original features retained
- Move-in ready
- Utility room + downstairs w/c
- Ideal family home



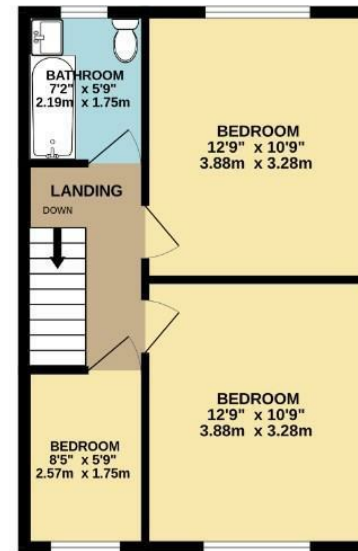
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



GROUND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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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