



*Jordan fishwick*

12 Hardy Avenue, Chorlton, M21 9ER  
Guide Price £475,000

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## The Property

**\*\*\*NO CHAIN\*\*\*** Located on a highly sought after quiet residential CUL-DE-SAC only a stone's throw from Beech Road is this turnkey **TWO DOUBLE BEDROOM PERIOD END TERRACE** providing spacious and light accommodation throughout, ideal for a young couple or family. This superb property has been **RECENTLY RENOVATED** and tastefully decorated throughout creating a truly impressive contemporary home whilst retaining **MANY ORIGINAL FEATURES** throughout. There is significant scope to extend as **PLANNING PERMISSION HAS BEEN GRANTED** for both a dormer loft conversion and side return extension (reference: 134978/FH/2022) and the property further benefits from being within walking distance to all local amenities, transport links including the Metro and being within the catchment area for the Ofsted 'Outstanding' Brookburn Primary School. The accommodation briefly comprises: entrance hallway with feature tiled flooring, lounge with **LOG BURNING STOVE** leading through to the dining room, superb re-fitted kitchen with navy shaker style units, **QUARTZ WORKTOPS** and integrated appliances. To the first floor there are two double bedrooms, the main of which being 15ft and a re-fitted bathroom with superb feature tiled flooring and a four piece suite with separate shower. Gas central heating and double glazing are both installed with fitted plantation style shutters to the front windows. Externally, a landscaped rear garden benefits from an **INDIAN SANDSTONE PATIO** and raised beds with wooden borders. An internal viewing is most highly recommended. Sold with no onward chain.

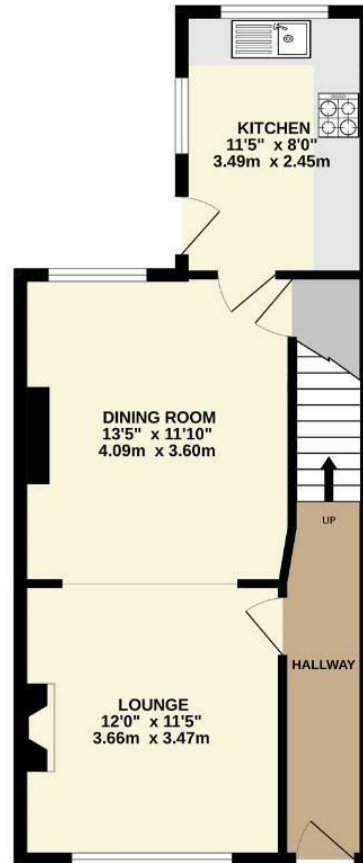
- NO CHAIN
- Superbly presented period end terrace
- Highly sought after CUL-DE-SAC just a stone's throw from Beech Road
- Two double bedrooms and two reception rooms
- Planning permission for dormer loft conversion + side return extension - reference 134978/FH/2022
- Landscaped rear garden with Indian Sandstone patio
- Recently renovated throughout + full rewire in 2021
- Re-fitted kitchen with integrated appliances
- Re-fitted bathroom with laundry cupboard
- MOVE-IN-READY home with many original features



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>53</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<br>2002/91/EC |           |



GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.3 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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