



*Jordan fishwick*

165 New Barns Avenue, Chorlton, M21 7DG

Guide Price £395,000



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Chorlton, Manchester,  
M21 7DG**  
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### The Property

**\*\*\*COMPLETE CHAIN\*\*\*** Located on a well regarded development only a short stroll from Chorlton Village is this superbly presented **THREE DOUBLE BEDROOM TOWNHOUSE** which is offered for sale in **MOVE-IN READY** condition having been tastefully updated throughout by the current owners. This splendid property will prove ideal for a couple or family with spacious and light accommodation over three floors as well as **OFF ROAD PARKING** and well stocked gardens to both the front and rear. The property further benefits from being located only a short walk from multiple local schools, parks and transport links including the Metrolink. The accommodation briefly comprises: covered porch, entrance hallway, 16ft lounge/dining room, modern shaker style fitted kitchen with subway tile splash back, cloakroom / wc. To the first floor there are two good sized double bedrooms and main bathroom fitted with a modern three piece suite, electric **UNDERFLOOR HEATING** and striking feature tiling while the second floor reveals the principle suite comprising of a well proportioned double bedroom with **EN-SUITE** shower room, also fitted with a modern three piece suite, feature tiling and electric underfloor heating. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a lawned garden and path leading to the front door while to the side is a driveway providing off road parking. To the rear a fenced and enclosed garden features an Indian sandstone patio and well stocked beds. An internal viewing is most highly recommended. Sold with a complete chain - the vendors have had an offer accepted on a property that is sold with no onward chain.

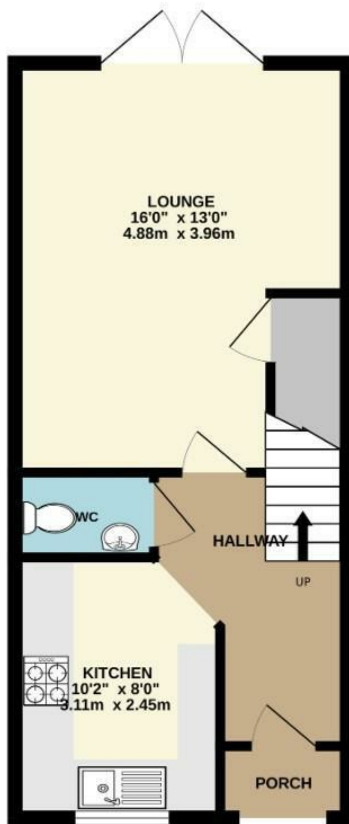
- Superbly presented modern townhouse
- Three double bedrooms, two bathrooms + w/c
- Recently refitted kitchen and bathrooms
- Quiet and well regarded residential development
- Walking distance from Chorlton Village
- Well placed for multiple local schools and parks
- Driveway providing off road parking
- Move-in ready condition
- Ideal for a couple or family
- Council Tax: D



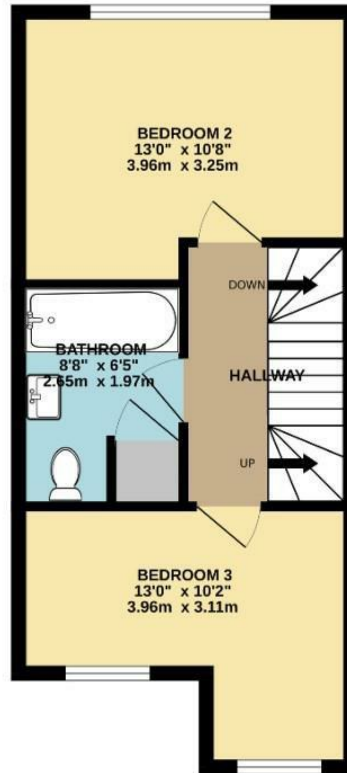
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



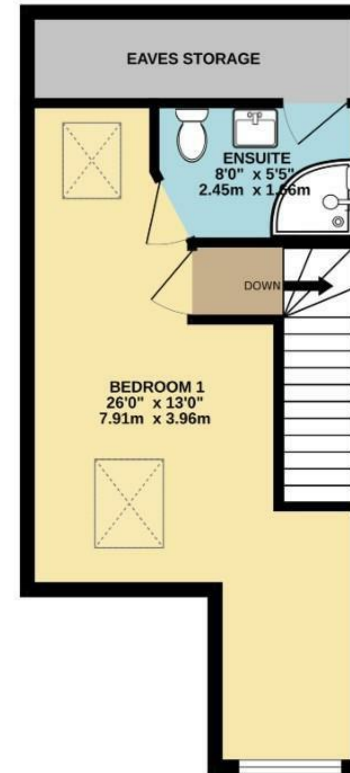
GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



2ND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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