jordan fishwick

2 Hardy Avenue, Chorlton Green, M21 9ER

Guide Price £495,000

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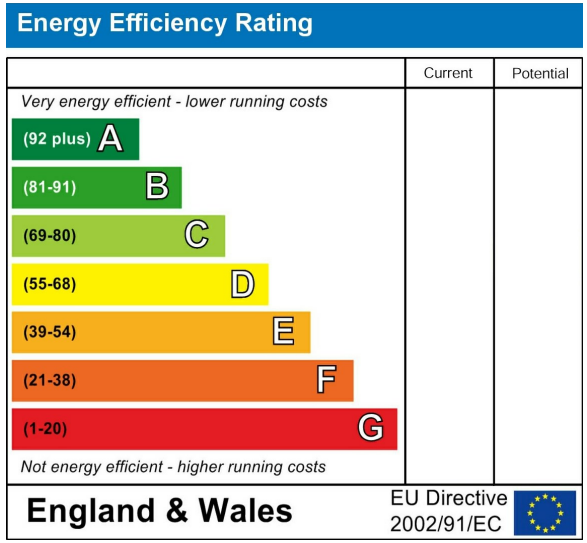
The Property

A delightful PERIOD END TERRACED property boasting TWO DOUBLE BEDROOMS PLUS LOFT ROOM positioned on a quiet residential CUL-DE-SAC only a minutes walk from Beech Road. This superb property is presented in immaculate order throughout having been recently renovated to the highest of standards and provides spacious, versatile accommodation over three floors ideal for a young couple or family. There is significant scope to extend as PLANNING PERMISSION HAS BEEN GRANTED for both a dormer loft conversion and side return extension (reference: 130977/FH/2021) 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, through lounge dining room with dual aspect windows, log burning stove and French patio doors opening to the rear garden, Siematic kitchen fitted with white gloss units and integrated appliances. To the first floor there are two well proportioned double bedrooms, both with dual aspect windows and ORIGINAL FIREPLACES and bathroom, fitted with a four piece Duravit suite and feature tiling. The loft has been converted to a loft room providing further versatile accommodation with twin Velux skylight windows and access to the eaves storage. Double glazing and gas central heating have been installed throughout and both the kitchen and bathroom benefit from electric UNDERFLOOR HEATING. Externally, to the rear is a larger than average walled courtyard garden with stone patio and artificial lawn. An internal viewing is most highly recommended.

- Immaculately presented period end terrace
- Two double bedrooms plus loft room
- Two reception rooms + Siematic kitchen
- Quiet residential CUL-DE-SAC
- Many original features retained
- Planning permission granted for side return extension + dormer loft conversion (Ref: 130977/FH/2021)
- Kitchen and bathroom fitted with underfloor heating
- Stone's throw from Beech Road and walking distance to both Chorlton Village and the Metro
- Ideal family home
- Double glazing and gas central heating throughout



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.

2ND FLOOR
238 sq.ft. (22.1 sq.m.) approx.

TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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, 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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