



*jordan fishwick*

72 New Barns Avenue, Chorlton, M21 7DG  
Guide Price £425,000





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Chorlton, Manchester,  
M21 7DG**

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### The Property

**\*\*\*NO CHAIN\*\*\*** Located on the well regarded New Barns Avenue development just off Nell Lane is this delightful **FOUR DOUBLE BEDROOM MODERN TOWNHOUSE** offering spacious, versatile **ACCOMMODATION OVER THREE FLOORS**. This splendid property benefits from a **SOUTH-WESTERLY FACING GARDEN** as well as **OFF ROAD PARKING** to the rear of the property and will prove ideal for a young couple or family. The property is located within only a short stroll from all local amenities and transport links including the Metro as well as both Chorlton Village and Beech Road, both of which are within walking distance. The accommodation briefly comprises: covered porch, entrance hallway, family room with French patio doors opening to the rear garden, fourth bedroom / study, utility room, wc. The first floor reveals the spacious lounge and dining kitchen while to the second floor there are three good sized bedrooms, the main benefitting from an **EN-SUITE** shower room as well as full height fitted wardrobes and main family bathroom with feature subway tiling. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a garden with gated path leading to the front door while to the rear, a fenced and enclosed garden enjoys a sunny southerly aspect and features a timber decking, raised beds and a gate leads to the residents car park where this property benefits from two allocated parking spaces. An internal viewing is most strongly recommended. EPC: C. Council Tax: E



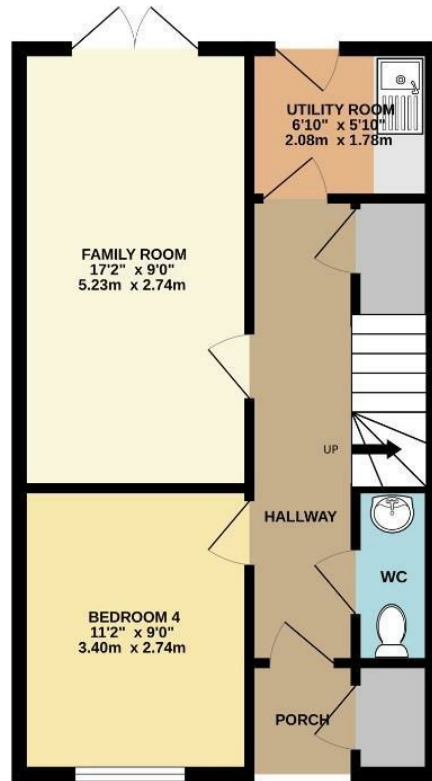
- NO CHAIN
- Delightful modern townhouse with accommodation over three floors
- Well regarded development
- Four double bedrooms + 2 bathrooms
- Southerly facing rear garden
- Off road parking for 2 vehicles
- Short stroll from all local amenities, schools and parks
- 0.4 miles to the Metro (Barlow Moor Road)
- Ideal for young couple or family



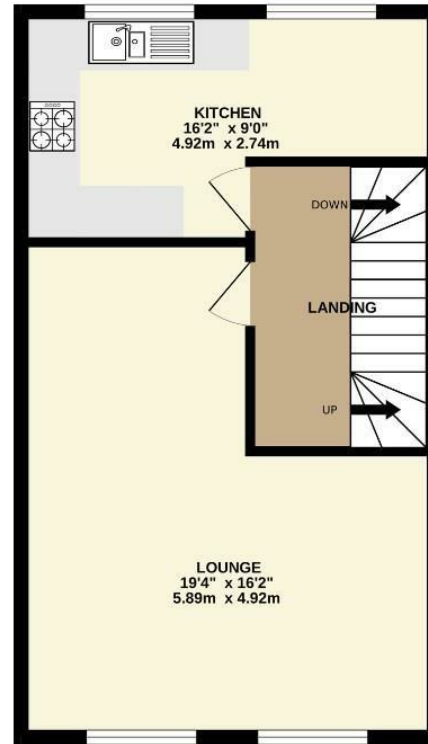
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



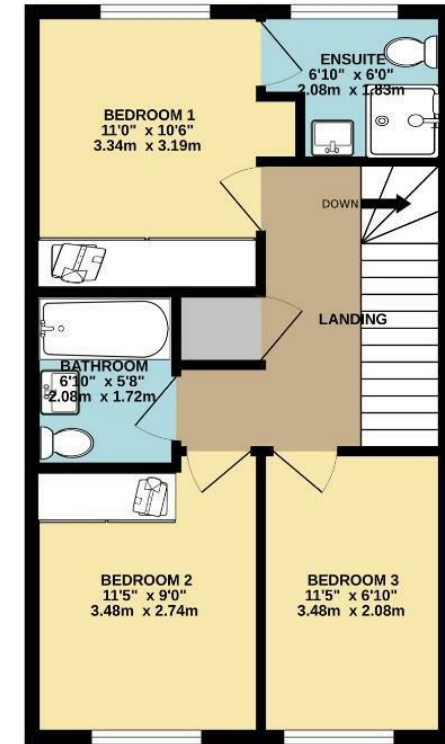
GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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