



*jordan fishwick*

44 Hardcastle Avenue, Chorlton, M21 7LH  
Guide Price £310,000





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Manchester, M21 7LH**

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### The Property

**\*\*\*NO CHAIN\*\*\*** Located only a short stroll from Chorlton Village, Beech Road and the Metrolink is this delightful **THREE BEDROOM SEMI DETACHED 1930S PROPERTY** benefitting from an approximately 75ft **REAR GARDEN**. This splendid property will prove ideal for a young couple or family offering spacious and light accommodation throughout and is well placed for all local amenities, parks, multiple local schools and Chorlton Water Park. The accommodation briefly comprises: covered porch, entrance hallway, shower room, lounge, kitchen, inner hallway, two large storage cupboards. To the first floor there are three good sized bedrooms, the main and second both benefitting from full height fitted wardrobes. Both double glazing and gas central heating have been installed. Externally, to the front of the property is a lawned garden with mature hedgerow borders and gated path leading to the front door. To the rear, a fenced and enclosed garden extends to approximately 75ft in length and features a large lawn, stone flagged patio area and beds stocked with array of mature plants and shrubs. An internal viewing is strongly recommended.



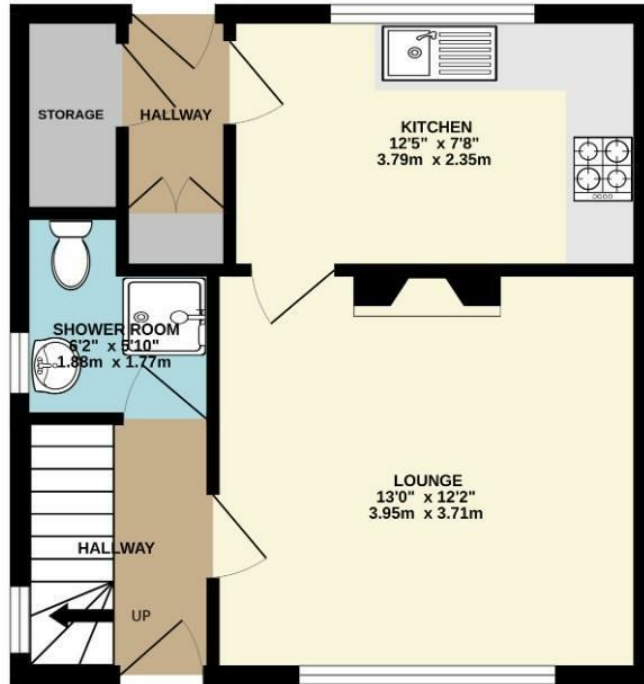
- NO CHAIN
- Three bedroom semi detached 1930s property
- 75ft rear garden (approx.)
- Walking distance to Chorlton Village, Beech Road and the Metro
- Spacious and light accommodation throughout
- Ideal for young couple or family
- Well placed for all local amenities, schools and parks



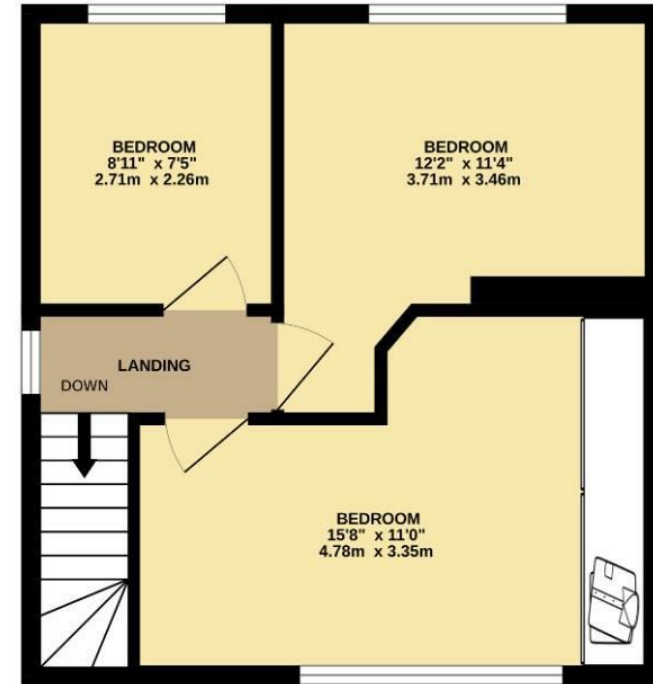
| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running 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<br>2002/91/EC |
|                                             |         |                            |



GROUND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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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