



*Jordan fishwick*

4 Hardy Avenue, M21 9ER  
Guide Price £410,000



## Hardy Avenue Chorlton Green M21 9ER

Guide Price £410,000



### The Property

\*\*\*NO CHAIN\*\*\* Nestled on a highly sought after quiet residential CUL-DE-SAC only a stone's throw from Beech Road is this delightful TWO DOUBLE BEDROOM PERIOD END TERRACE providing spacious and light accommodation throughout, ideal for a young couple or family. This wonderful property is ideally situated for all local amenities being only a short stroll from the array of independent shops, bars and restaurants that line Beech Road as well as all amenities and transport links including the Metro in Chorlton Village. There are multiple parks and schools also within easy reach. The accommodation briefly comprises: entrance hallway, spacious lounge open to the dining room, modern fitted kitchen. To the first floor there are two generous double bedrooms, the main of which being 15ft and featuring full height fitted wardrobes plus a spacious bathroom fitted with a modern three piece suite. Subject to relevant planning permissions and consents there is scope to extend and convert the loft to a third double bedroom. Externally, to the rear a walled courtyard garden has been mainly laid to lawn and features beds stocked with an array of mature plants and shrubs. An internal viewing is most strongly recommended.

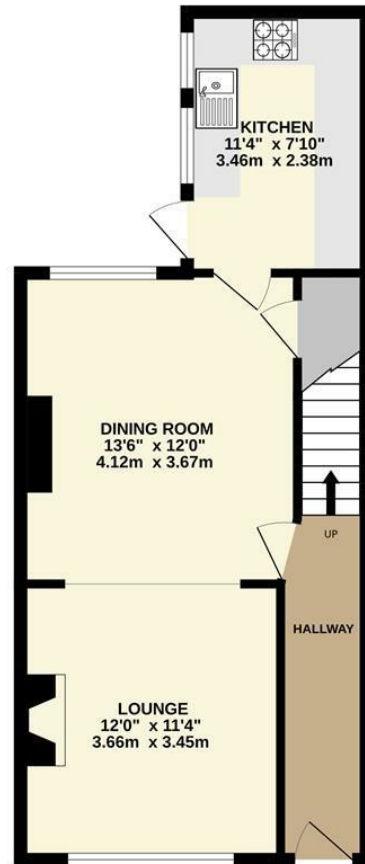
- NO CHAIN
- Two double bedroom mid terrace period property
- Highly regarded and sought after CUL-DE-SAC
- Short stroll from Beech Road
- Spacious and light accommodation throughout
- Walking distance to Chorlton Village, the Metro, multiple local schools and parks
- Scope to extend + convert loft (subject to relevant planning permissions and consents)
- Ideal for a young couple or family
- Council Tax: B. EPC: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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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