

92 Hardy Lane, Chorlton, M21 8DN



JP&Brimelow
SALES



VIDEO TOUR AVAILABLE A truly stunning & stylishly presented, THREE BEDROOMED, extended, bay fronted, traditional, semi-detached property positioned in a highly popular residential area off Barlow Moor Road here in Chorlton.

Within a twenty-minute walk to all the independent shops/bars/restaurants on Beech Road via Hurstville Road and through Chorltonville, Chorlton Nature Reserve is a stone throw away with access along the River Mersey with cycle/running and walking routes, fantastic primary schools on your doorstep, the Barlow Moor Road Metrolink station nearby with easy access to City Centre/Media City and nearby Chorlton Park.

In brief; the well-planned accommodation comprises; porch, entrance hall, a downstairs W.C, a through lounge/family room, a fantastic extended fitted kitchen/breakfast/dining room with fitted appliances, under floor heating and double glazed bi-folding doors to the ground floor leading out into the landscaped lawned garden. There is a utility room with under floor heating and integral garage that connects the front and rear gardens. Whilst to the first floor there is a landing with three well-proportioned bedrooms and a beautifully fitted white four-piece family bathroom.

The property benefits; a Valiant combi boiler providing gas fired central heating, double glazing, a gated driveway providing secure off-road parking, an alarm system and access into the rear enclosed landscaped rear lawned garden with a private paved patio area. Will suit a professional couple or a family due to the location and space available. Early viewing is highly recommended.

Price: £450,000



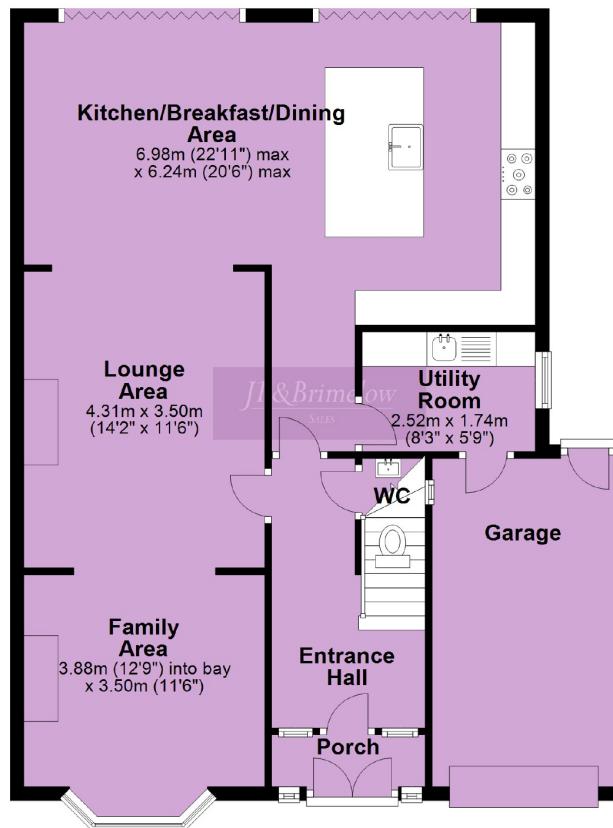


EPC Chart

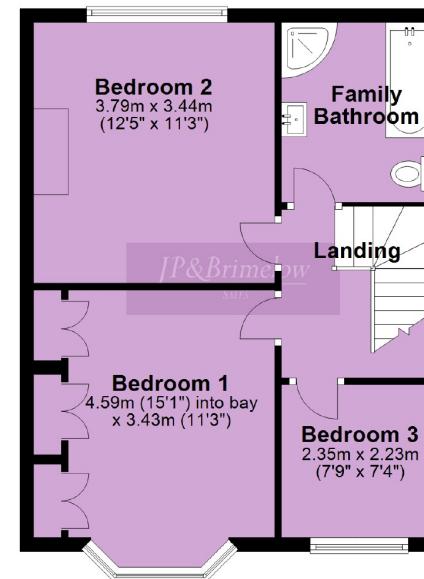


Freehold Council Tax Band: C

Ground Floor



First Floor



Chorlton & Didsbury Sales
 430 Barlow Moor Road, Chorlton, Manchester, M21 8AD
 Chorlton: 0161 882 2233 Didsbury: 0161 448 0622
 E: chorlton@jpbrimelow.co.uk www.jpandbrimelow.co.uk



NOTICE: J P & Brimelow Chorlton & Didsbury Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
 (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
 (iii) no person in the employment of J P & Brimelow Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

JP&Brimelow
 SALES



Follow us on Twitter @jpandbrimelows

