



*Jordan fishwick*

8 Hammett Road, Chorlton, M21 9HY

Guide Price £395,000



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### The Property

A superbly presented and EXTENDED TWO DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY, located on a highly regarded tree lined road in Chorlton Green. This splendid property provides spacious and light accommodation throughout, ideal for a young couple/family, having been renovated and tastefully decorated by the current owners. With a TWENTY ONE FOOT OPEN PLAN LIVING/DINING/KITCHEN with large bi-folding doors and OAK FLOORING, this delightful property is not one to be missed and further benefits from being located just a short walk from all local amenities, Chorlton Ees, the vibrant scene of Beech Road and the Ofsted 'Outstanding' Brookburn Primary School and Chorlton Church of England Primary School. The accommodation briefly comprises: enclosed porch, lounge with original coving and Oak flooring, stunning open plan living/dining/kitchen fitted with a bespoke plywood kitchen with large peninsula breakfast bar and full height bi-folding doors opening to the rear garden. To the first floor are two well proportioned double bedrooms, the second with full height fitted wardrobes, and bathroom, fitted with a modern three piece suite and feature tiled walls and flooring. Both double glazing and gas central heating have been installed throughout. Externally to the front of the property is a walled garden with gated path to the front door. To the rear, a superb and exceptionally private courtyard garden with artificial lawn with the original stone flags beneath and beds with wooden boundaries. An internal viewing of this fine property is most highly recommended.

- Immaculately presented and extended period mid terrace
- Two double bedrooms
- 21ft open plan living/dining/kitchen
- Move-in ready condition
- Sought after tree lined road in Chorlton Green
- Short walk to Beech Road and Chorlton Ees
- Catchment area for Brookburn Primary School and Chorlton Church of England Primary School.
- Walled gardens to both the front and rear
- Ideal for young couple or family
- Double glazing and gas central heating throughout



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>73</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 2002/91/EC	



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



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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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