



*Jordan fishwick*

18 Hammett Road, Chorlton Green, M21 9HY

Guide Price £395,000

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## The Property

**\*\*\*NO CHAIN\*\*\*** Positioned on a highly regarded TREE-LINED ROAD in CHORLTON GREEN is this superbly presented TWO DOUBLE BEDROOM MID TERRACE PERIOD PROPERTY providing spacious, versatile accommodation, ideal for a young couple or family. This delightful property, offered for sale in MOVE-IN READY CONDITION, benefits from having MANY ORIGINAL FEATURES RETAINED as well as a LARGER THAN AVERAGE COURTYARD GARDEN. The property is ideally situated for both the vibrant scene of Beech Road as well as all local amenities in Chorlton Village and is within walking distance of Chorlton Ees, Brookburn Primary School and the Metro, providing fast access to both the City Centre and nearby airport. The accommodation briefly comprises: porch, sitting/dining room with feature exposed brick chimney breast, lounge, kitchen. To the first floor there are two well proportioned double bedrooms, the second with full height fitted wardrobes and spacious bathroom, fitted with a modern three piece suite and over bath shower. New double glazing and gas central heating have been recently installed throughout. Externally, to the front of the property is a walled garden with decorative gravel patio. To the rear, a superb walled courtyard garden boasts large, well stocked beds with mature plants and shrubbery and patio with decorative gravel. An internal viewing is most highly recommended. Sold with no onward chain. EPC Rating Band C. Council Tax Band B.

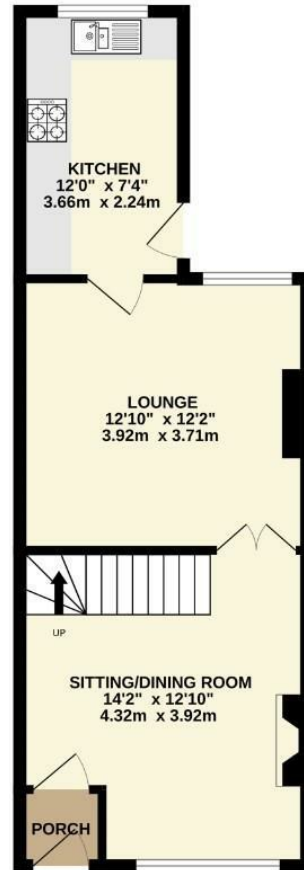
- NO CHAIN
- Superbly presented mid terrace period property
- Two double bedrooms and two reception rooms
- Sought after Chorlton Green location
- Many original features retained
- Larger than average courtyard garden
- Quiet tree lined road
- Walking distance to Beech Road and Chorlton Village
- Ideal 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>86</b>
(69-80) <b>C</b>	<b>69</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  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 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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