



*Jordan fishwick*

65 New Barns Avenue, M21 7DB

Guide Price £450,000





## New Barns Avenue Chorlton M21 7DB

Guide Price £450,000



### The Property

A beautifully presented FOUR BEDROOM TOWNHOUSE, offering spacious and light versatile accommodation throughout, ideal for first time buyers, young couples or families alike. This splendid property is offered for sale in MOVE-IN READY CONDITION and benefits from a delightful REAR GARDEN and a DRIVEWAY providing off road parking for two vehicles with an EV point. Located on the popular New Barns Development, this splendid property is situated only a short walk from both Chorlton Village, Beech Road, Burton Road in West Didsbury and all local parks and transport links, including the Metro. The splendid accommodation briefly comprises: Entrance Porch, hallway, double bedroom with en-suite facilities, Utility room and a reception room with French doors opening to the rear garden. To the first floor is a stylish kitchen/dining room with French doors on to the balcony The , Spacious living room has a feature fireplace and overlooks the rear aspect. To the second Floor are Three further bedrooms and a modern three piece suite and tiled walls . Externally, to the front of the property is a well maintained garden. The driveway is located to the rear of the property with ample parking for two vehicles with an EV point and access to the garage. the rear garden is beautifully fenced and enclosed, beautifully landscaped with patio seating areas. Both double glazing (2021) and gas central heating have been installed throughout and an internal viewing of this fine home is most highly recommended. Council tax band E.



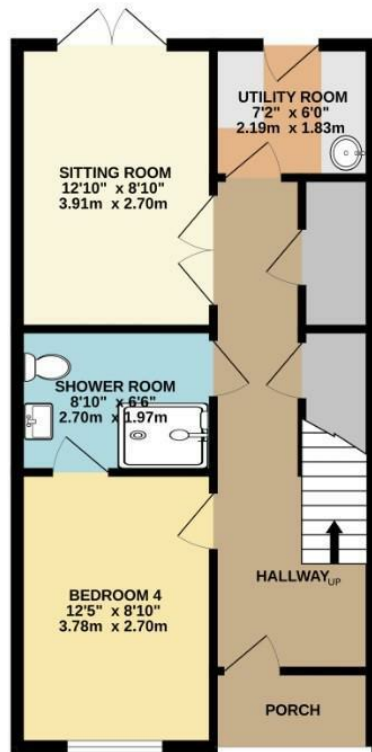
- Beautifully Presented, Spacious and Versatile Modern Townhouse
- Family accommodation over three Floors
- Four bedrooms Ensuite and Bathroom
- Highly popular development well placed for Chorlton & Didsbury centres
- Off road Parking for x2 Vehicles
- Garage & EV Point
- Delightful Gardens to both the front and rear
- Beautifully Presented
- Southerley Facing Rear Garden
- Front Balcony enjoying Evening Sun



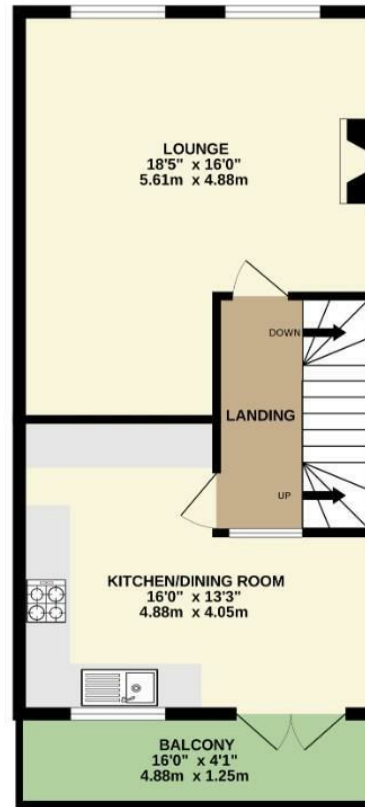
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



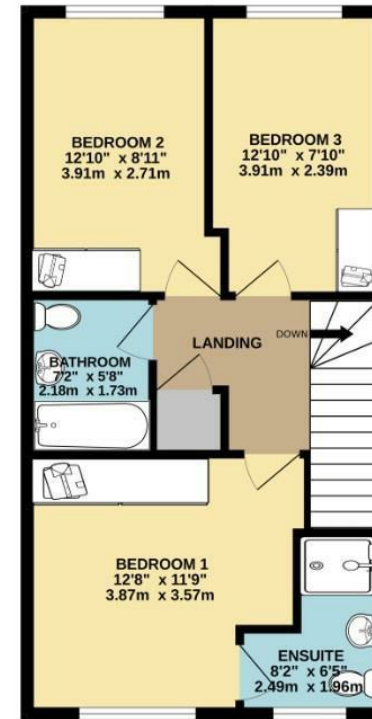
GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



2ND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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.  
Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington