



159 New Barns Avenue Chorlton Manchester M21 7DG

Offers over £400,000

VIRTUAL VIEWING! HOME ESTATE AGENTS are privileged to offer for sale this three double bedroom, three storey modern town house which must be viewed to be appreciated. In brief the ground floor comprises welcoming hallway, lounge, fitted kitchen & downstairs WC. To the first floor there are two of the three double bedrooms along with the family bathroom. The second floor is where you find the largest bedroom & a three piece shower room. The property is warmed by gas central heating & uPVC double glazed. Externally to the front of the property there is driveway providing ample off road parking. To the rear there is a wooden decked patio with ornate garden beyond with gravelled beds which is fenced for privacy. Perfectly placed for local amenities, transport links & popular schools. To book your viewing call the team at HOME.

- Modern town house
- Lounge
- Three piece bathroom
- Ideal for amenities
- Popular location
- Fitted kitchen
- Gardens front & rear
- Spanning three floors
- Ensuite shower room
- Driveway for parking



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Hallway

uPVC double glazed door to the front, coved ceiling, tiled floor and radiator. Stairs to the first floor.

Lounge 16'4" x 13'1" (5.00m x 4.00m)

uPVC double glazed French doors leading to the rear garden, coved ceiling, wooden effect floor and radiator. Understairs storage cupboard.

Kitchen 10'5" x 8'2" (3.20m x 2.50m)

A range of fitted wall and base units with a worktop over. Integrated hob, oven and extractor. Incorporating a one and a half unit sink with mixer tap. Splash tiling and tiled floor. uPVC double glazed window to the front, coved ceiling and radiator.

Downstairs WC 5'10" x 3'3" (1.80m x 1.00m)

A two piece suite comprises low level WC and wash hand basin. Splash tiling and tiled floor. Radiator.

Shaped landing

Open balustrade, coved ceiling and radiator. Stairs to the 2nd.

Bedroom three 10'9" x 13'1" (3.30m x 4.00m)

uPVC double glazed window to the rear, coved ceiling and radiator.

Family bathroom 8'7" x 6'3" (2.64m x 1.92m)

A three piece suite comprises low level WC, wash hand basin and bath with shower over. Tiling to compliment and

tiled floor. Radiator. Built in storage cupboard.

Bedroom two 10'4" x 13'1" (3.17m x 4.00m)

Two uPVC double glazed windows to the front, coved ceiling and radiator.

Second floor landing

Open balustrade.

Bedroom one 26'10" x 13'1" (8.20m x 4.00m)

uPVC double glazed arched window to the front. Two Velux windows. Radiator. Storage into the eaves.

Ensuite 6'6" x 5'3" (2.00m x 1.62m)

A three piece suite comprises low level WC, wash hand basin with storage below and shower cubicle. Tiling to compliment and Velux window. Ladder radiator.

Externally

Externally to the front of the property there is driveway providing ample off road parking. To the rear there is a wooden decked patio with ornate garden beyond with gravelled beds which is fenced for privacy.

Tenure

The property is Freehold.

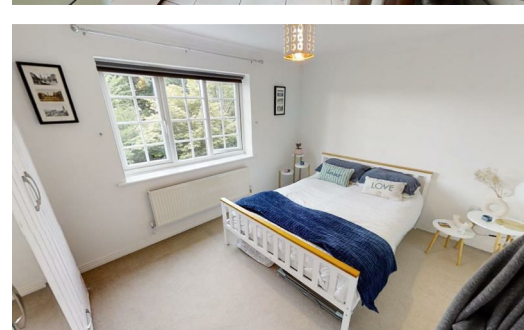
Council tax

The property is council tax band C.

Property disclaimer

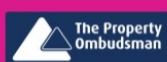
PLEASE NOTE: Home Estate Agents have not tested the services and appliances

described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.

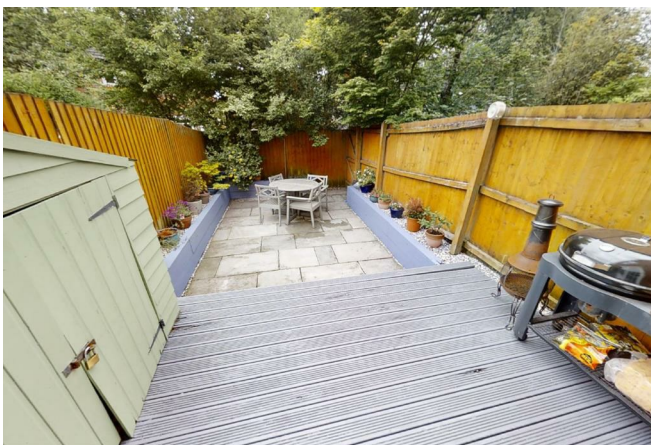


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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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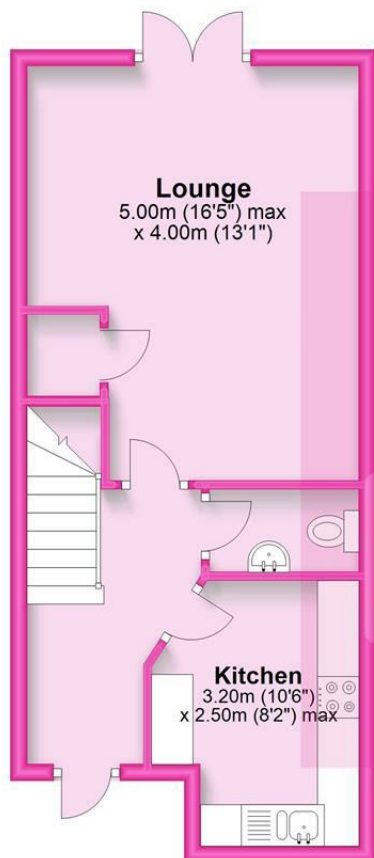
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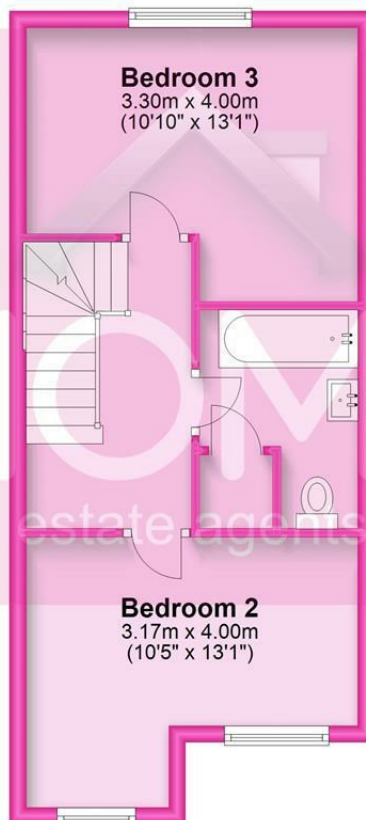
Ground Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.5 sq. feet)



Second Floor

Approx. 27.5 sq. metres (296.4 sq. feet)



Total area: approx. 97.3 sq. metres (1046.9 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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