



REGISTERED OFFICE
27 MONTON GREEN, MONTON
MANCHESTER M30 9LL
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Chapel Road, Manchester, M44 6EE




Fixed Asking Price £250,000


*** EXCITING NEW DEVELOPMENT *** TOWN HOUSE *** 3 BEDROOMS *** SHOW HOME AVAILABLE ***

Chapel Road, Irlam is an excellent new build development with 4 x three storey town houses with gardens to the rear. Briefly, you will have two reception rooms, two bathroom and separate WC downstairs, a kitchen and 3 bedrooms with a study room. As you can see from the rendered images they will be stylish, modern and completed to a high standard. Chapel Road is in an excellent, residential location, close to good local schools, an outdoor park and handy transport links including the M62, along with being moments away from the Trafford Centre. For further information please call 0161 788 0303. Please note the above information may be subject to change.

PLEASE NOTE: Purchasers will be required to pay a Buyer's Premium of 1.2% inclusive of vat of the final selling price. Eg; Purchase price £250,000 the buyers premium would be £3,000 inclusive of vat. (£500 of which is paid as a reservation fee) in addition to the purchase price. You should take this into consideration when making your offer.

- 3 Bed Townhouses
- Small Modern Development
- Stunning & Contemporary
- Spacious Throughout
- Family Living
- Handy Location
- Call for more info!

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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