



jordan fishwick

Flat 26 Churchfield, Edge Lane, M21 9JF
Guide Price £200,000



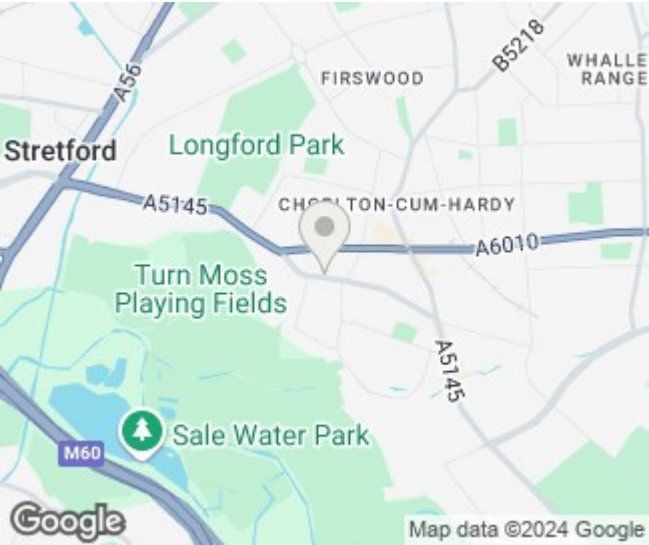
Flat 26 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF
Guide Price £200,000



The Property

*****NO CHAIN***** An immaculately presented, larger than average and **NEWLY RENOVATED ONE DOUBLE BEDROOM TOP FLOOR APARTMENT** located within a well regarded purpose built development walking distance to both Chorlton Village and Beech Road. Boasting both a private **GARAGE** as well as off road parking available to all residents, this splendid property has been finished to the highest of standards throughout and is offered for sale in **MOVE-IN READY CONDITION**. The property further benefits from pleasant leafy views from all windows and will prove an ideal first time buy/buy to let investment. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, entrance hallway, **SEVENTEEN FOOT LOUNGE/DINING ROOM** with full height Westerly facing window with views over the communal gardens, newly refurbished dining kitchen with modern shaker style units and feature tiled splash back, spacious double bedroom with **FITTED WARDROBE**, bathroom fitted with a modern three piece suite feature brick effect tiling. There is ample storage space throughout with three large cupboards plus an additional store cupboard located directly opposite the front door across the communal hallway. Double glazing and new electric heating have been installed throughout. Externally, well maintained communal grounds surround the development, mainly laid to lawn with hedgerow borders and there is ample off road parking available to all residents. An internal viewing is most highly recommended. Sold with no onward chain. Council tax band A and EPC rating D.

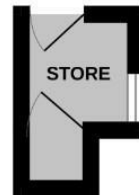
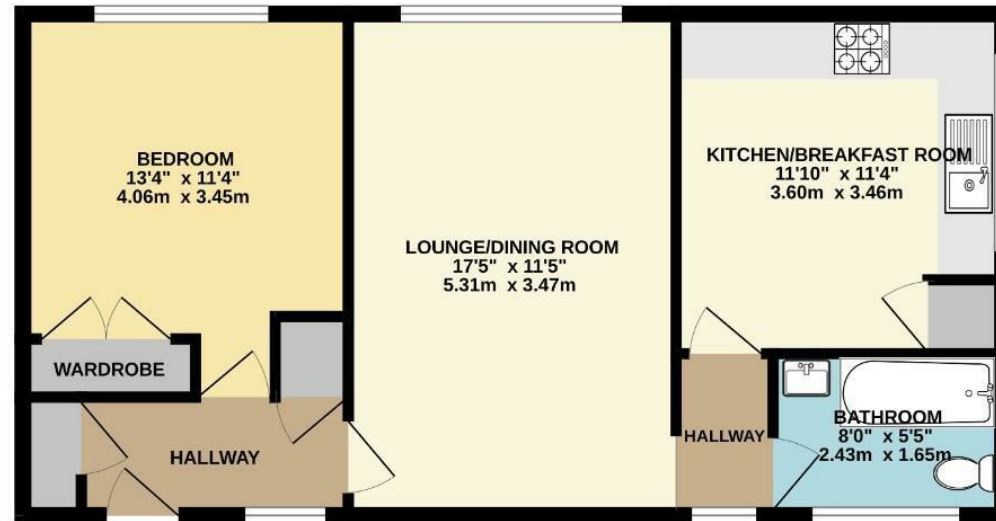
- NO CHAIN
- Newly renovated one double bedroom top floor apartment
- Well regarded purpose built development walking distance to Chorlton Village and Beech Road
- Garage providing secure off road parking
- Move-in ready condition
- Ample storage space throughout
- 17ft lounge/dining room plus spacious dining kitchen
- Pleasant leafy views from all windows
- Well maintained communal gardens
- 0.5 miles to the Metro



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



SECOND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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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