



jordan fishwick

12a Finney Drive, Chorlton Green, M21 9DS

Guide Price £250,000



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The Property

*****NO CHAIN***** A superbly presented TWO DOUBLE BEDROOM GROUND FLOOR GARDEN APARTMENT positioned within a well regarded purpose built development on a quiet residential CUL-DE-SAC only A MINUTES WALK FROM CHORLTON GREEN. This superb property benefits from a GARAGE PROVIDING SECURE OFF ROAD PARKING as well as enjoying a SOUTHERLY ASPECT with full height French patio doors opening from the lounge to the South facing garden. The property further benefits from being within walking distance to all local amenities, transport links including the Metro and is located within the catchment area for the Ofsted 'Outstanding' Brookburn Primary School. Offered for sale in MOVE-IN READY CONDITION, this superb property is not one to be missed. The accommodation briefly comprises: communal entrance hallway, entrance hall with fitted storage cupboard, 16FT LOUNGE/DINING ROOM with French patio doors, kitchen with slate tile flooring, inner hall with fitted storage cupboard, spacious main bedroom with full height fitted wardrobes, second double bedroom and bathroom, recently refitted with a modern three piece suite and white metro tiles. There is ample storage space and both double glazing and electric UNDERFLOOR HEATING have been installed throughout. Externally, there are well maintained communal gardens located to the rear of the development and this particular property enjoys a private Southerly facing terrace. An internal viewing of this fine property is most highly recommended. Sold with no onward chain. Council Tax Band B. EPC Band D.

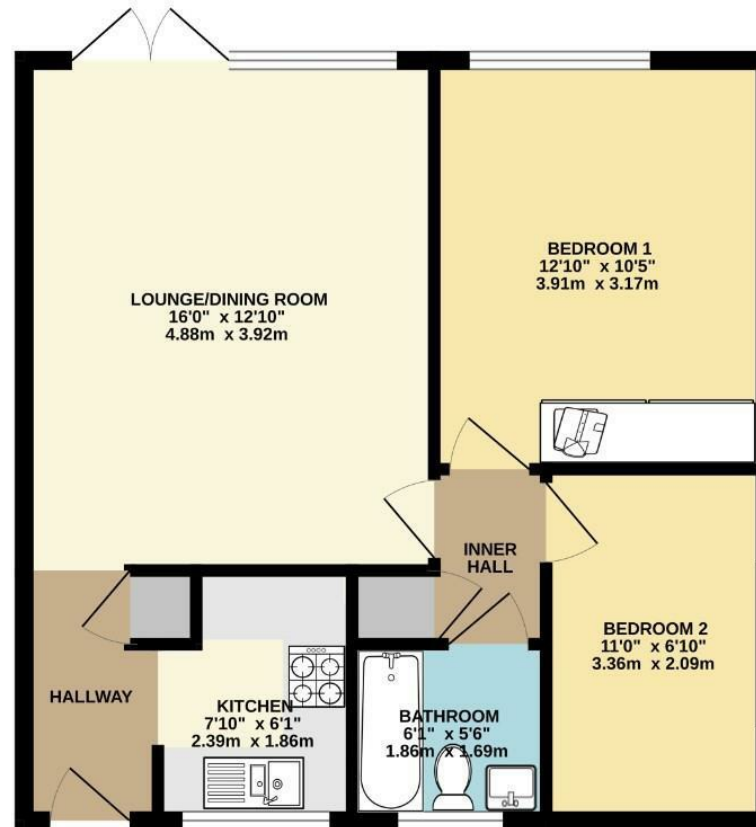
- NO CHAIN
- Garden apartment
- Two double bedrooms and newly fitted bathroom
- 16ft living/dining room with full height French patio doors
- Southerly facing private terrace
- Garage providing secure off road parking
- Well regarded purpose built development on a quiet CUL-DE-SAC
- Stone's throw from Chorlton Green and Beech Road
- Underfloor heating throughout
- Move-in ready condition



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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