



Jordan fishwick

Flat 2 Churchfield, 8 Edge Lane, M21 9JF
Guide Price £200,000



The Property

A superbly presented, larger than average ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT located within a well regarded purpose built development only a short stroll from both Chorlton Village and Beech Road. This delightful property benefits from a private GARAGE as well as use of well maintained communal gardens and provides spacious and light accommodation throughout, ideal for a young couple/first time buyer or those looking to downsize. This superb property has been tastefully updated throughout by the current owners and is offered for sale in MOVE-IN READY condition. The accommodation briefly comprises: communal entrance hallway, entrance hall, SEVENTEEN FOOT LOUNGE/DINING ROOM with full height SOUTHERLY FACING WINDOW with views over the communal gardens, modern fitted kitchen, spacious double bedroom with FITTED WARDROBE and bathroom fitted with a modern three piece. There is ample storage space throughout with three large cupboards plus an additional store cupboard located across the communal hallway. Double glazing and electric heating has been installed throughout. Externally, well maintained communal grounds surround the development which have been mainly laid to lawn with hedgerow borders and there is ample off road parking available to all residents on a first come, first served basis. An internal viewing is most highly recommended.

Flat 2 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF

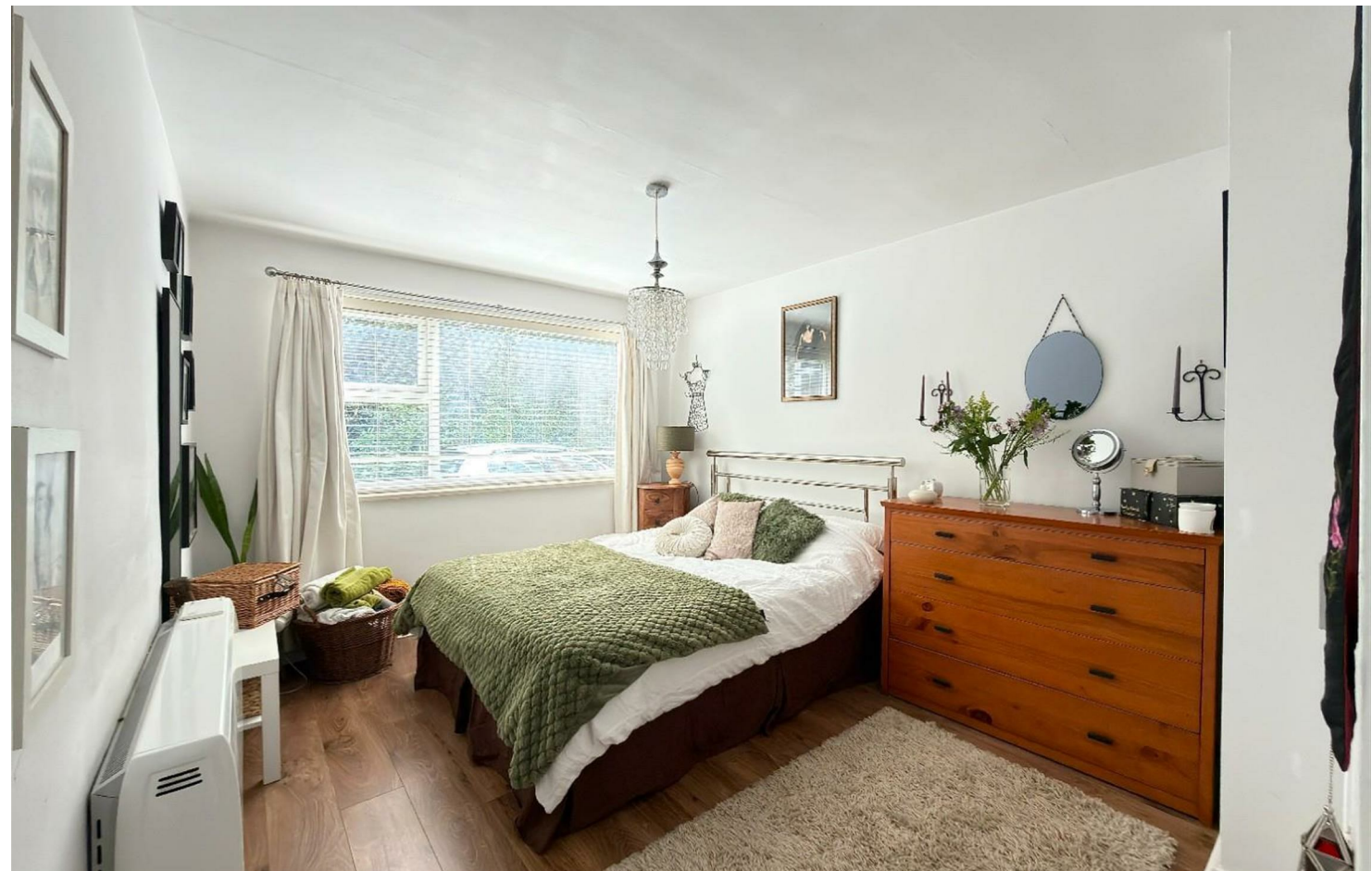
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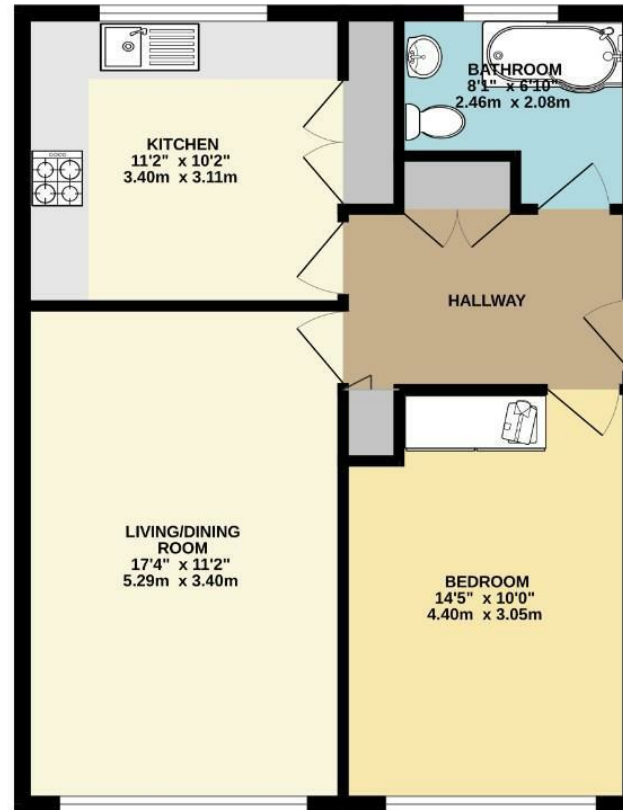
- Delightful one double bedroom ground floor apartment
- Well regarded purpose built development
- Walking distance to Chorlton Village and Beech Road
- Garage providing secure off road parking
- 17ft lounge/dining room with large Southerly facing windows
- Spacious dining kitchen
- Ample storage space throughout
- Well maintained communal gardens
- Ideal for a young couple or first time buyer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.2 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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