



*jordan fishwick*

Flat 7 The Forge, Beech Road, M21 9EQ  
Guide Price £294,000





### The Property

**\*\*\*NO CHAIN\*\*\*** Located in the vibrant heart of Chorlton on Beech Road is this superb TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT positioned to the rear of a quiet, gated development. This delightful property will prove ideal for a young couple or first time buyer and is offered for sale in MOVE-IN READY CONDITION. Boasting a 27FT OPEN PLAN LIVING/DINING/KITCHEN as well as ALLOCATED, GATED OFF ROAD PARKING, this splendid property is not one to be missed and is within only a stone's throw of all local bars, restaurants and shops as well as being only a short stroll from Ivy Green and Chorlton Village. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hall, 27ft open plan living/dining/kitchen with dual aspect windows and integrated appliances, main bedroom with full height fitted wardrobes and EN-SUITE shower room, second double bedroom, main bathroom. Double glazing and electric heaters have been installed throughout. An internal viewing is most highly recommended. Sold with no onward chain. Council Tax: C. EPC: C


**Flat 7 The Forge, 123-125  
Beech Road, Chorlton,  
Manchester, M21 9EQ**

**Guide Price £294,000**



- NO CHAIN
- Two double bedroom, two bathroom first floor apartment
- Gated development
- Sought after location in the heart of Beech Road
- 27ft open plan living/dining/kitchen
- Walking distance from Chorlton Village, Ivy Green and the Metrolink
- Secure, allocated off road parking
- Move-in ready condition
- Ideal for young couple / first time buyers
- Council Tax: C. EPC: C

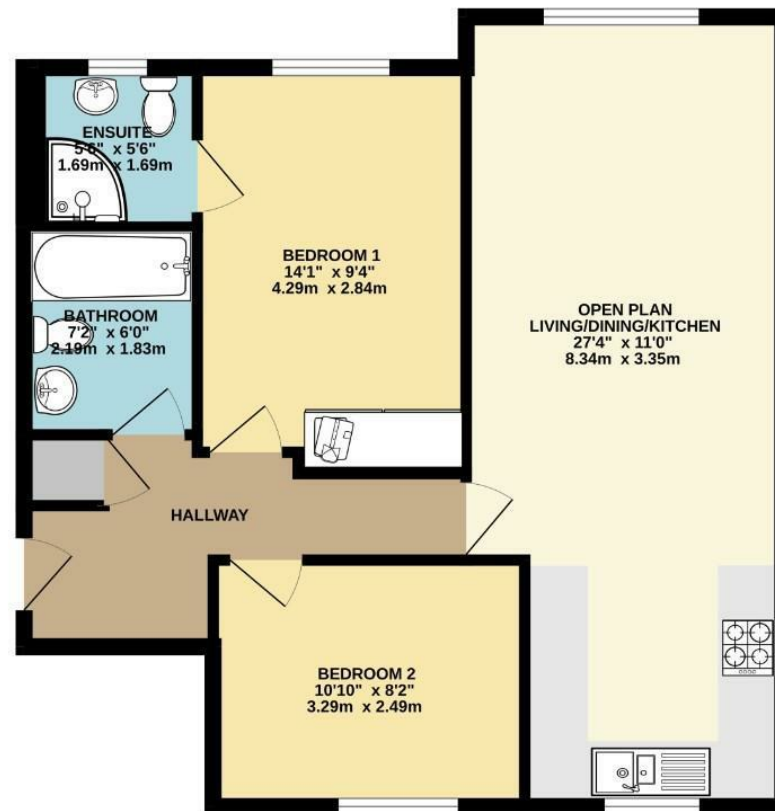


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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