



jordan fishwick

Flat 2, 33 High Lane, Chorlton, M21 9DL

Guide Price £225,000



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The Property

A beautifully presented, larger than average ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT located in the heart of Chorlton Village, boasting both ALLOCATED OFF ROAD PARKING as well as SECURE BIKE STORAGE positioned to the rear of the development. Only a short stroll from the vibrant scene of Beech Road, all amenities and transport links in Chorlton Village as well as multiple local parks, this splendid property provides spacious and light accommodation, ideal for a young couple / first time buyer and is offered for sale in MOVE-IN READY condition having been tastefully updated by the current owners. This delightful property is one of only three apartments in this stunning converted period property, occupying the entire first floor and also further benefits from two useful storage cupboards accessed off the communal hallway. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hall, 15ft lounge with large bay window, modern, recently refitted kitchen, one large double bedroom with full height fitted wardrobes and bathroom, fitted with a modern three piece suite and plumbing for washer/dryer. Both double glazing and gas central heating, with a new Worcester Bosch combination boiler, have been installed throughout. Externally, to the front of the property there are well maintained communal gardens with mature trees and plants while to the rear, a car park to which this property benefits from one allocated space and a private, secure bike/storage shed. Early viewing is strongly recommended. EPC: D. Council Tax: A.

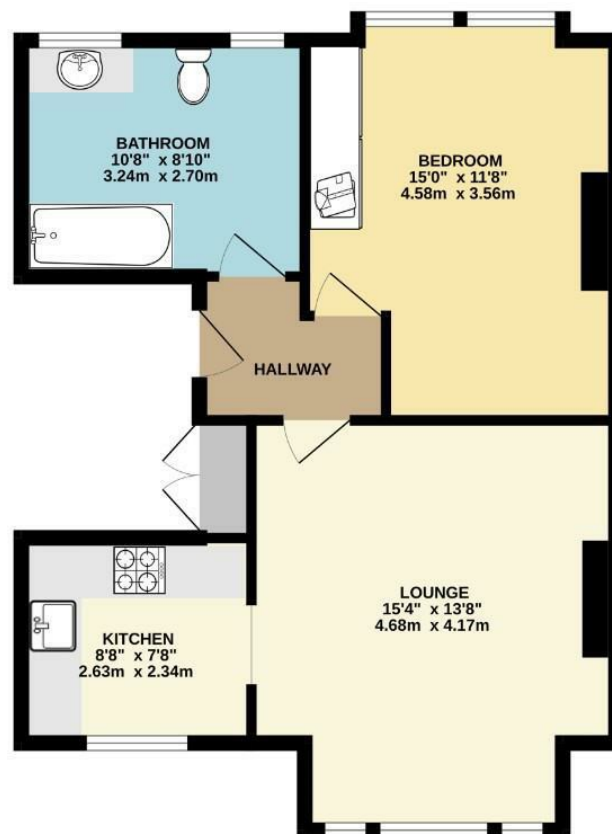
- Superbly presented one double bedroom first floor apartment
- Sought after central Chorlton location
- Allocated off road parking + secure bike storage
- Recently refitted kitchen
- Minutes from both Beech Road and Chorlton Village
- Spacious + light accommodation throughout
- Ideal first time buy
- 0.5 miles to the Metro (Chorlton)
- Move-in ready condition
- EPC: D. Council Tax: A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



FIRST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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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