



*Jordan fishwick*

Flat 8, M21 9NH  
Guide Price £170,000

# Flat 8 Shanklin House, Shanklin Close, Chorlton, Chorlton, M21 9NH

Guide Price £170,000



## The Property

\*\*\*NO CHAIN\*\*\* Located within a desirable purpose built development just a few minutes walk from both Chorlton Village and Longford Park is this well presented ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT, benefitting from a private GARAGE providing secure off road parking. This splendid property provides spacious and light accommodation throughout, ideal for a young couple/first time buyers or buy to let investors alike and further benefits from views over the well maintained communal gardens. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hall with large fitted storage cupboards, spacious lounge with full height window overlooking the communal gardens, kitchen with fitted units and freestanding appliances, one double bedroom and bathroom, fitted with a three piece suite with over bath shower. Double glazing and electric heating have been installed throughout. Externally there are landscaped communal gardens which enjoy a Westerly aspect and the garages are located to the rear of the development. An internal viewing is most highly recommended. Sold with no onward chain.

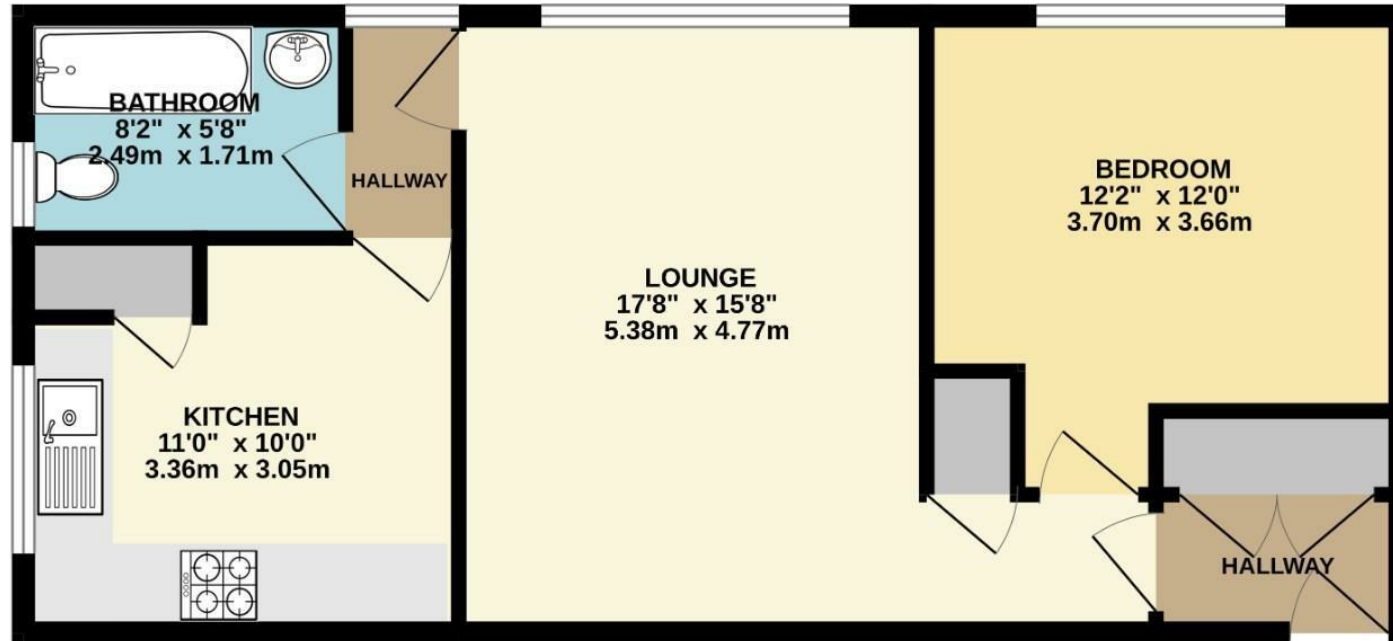
- NO CHAIN
- One double bedroom first floor apartment
- Stone's throw from Chorlton Village and Longford Park
- Garage providing secure off road parking
- Additional large storage cupboard off communal hallway
- Well regarded purpose built development
- West facing communal gardens
- Ideal first time buy or buy to let



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	<b>69</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  
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.7 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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