



*jordan* fishwick

Flat 3, 80 Clarendon Road, Whalley Range, M16 8LA

Guide Price £150,000



### The Property

\*\*\*NO CHAIN\*\*\* A delightful ONE DOUBLE BEDROOM FIRST/SECOND FLOOR DUPLEX APARTMENT positioned within an attractive period property on a well regarded road within walking distance of Chorlton Village. This delightful property provides spacious and light accommodation throughout, ideal for a young couple or first time buyer and is ideally located for all local amenities, transport links including the Metro and only a stone's throw from Manley Park. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hall, one spacious double bedroom with Southerly facing window, bathroom fitted with a three piece suite. Stairs lead to the second floor accommodation revealing the lounge/dining room and kitchen, fitted with shaker style units and freestanding appliances. Double glazing and gas central heating have been installed throughout. An internal viewing of this fine property is highly recommended. Council Tax: A. EPC: D.

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Whalley Range, Manchester,  
M16 8LA**

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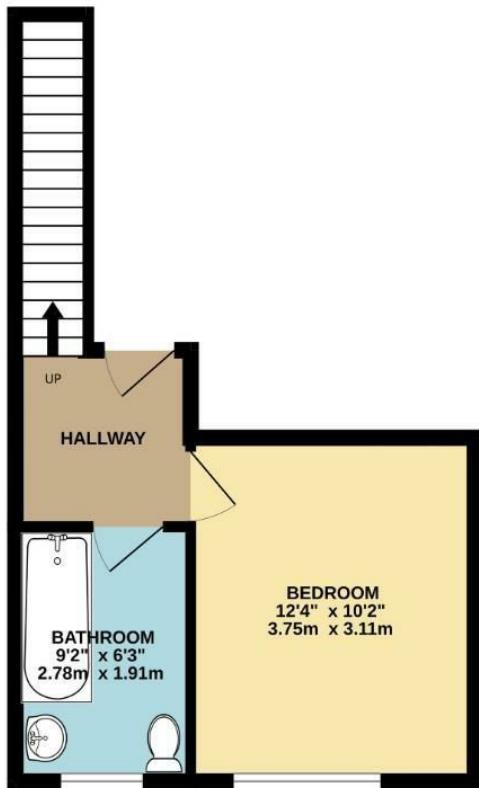
- NO CHAIN
- First/Second floor DUPLEX apartment
- One double bedroom
- Well placed for all local amenities and transport links
- Stone's throw from Manley Park and walking distance to Chorlton Village
- Spacious and light accommodation
- Ideal for young couple/first time buyer
- Double glazing and gas central heating throughout



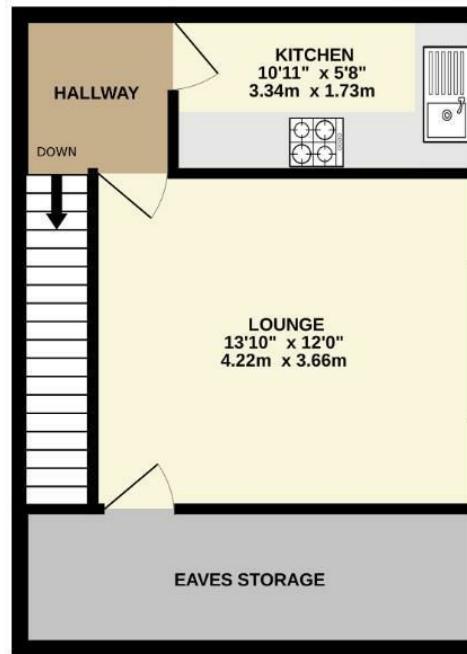
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



FIRST FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



SECOND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 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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