



Jordan fishwick

Apt 12, Park Place, Barlow Moor Road, M21 8AY

Guide Price £295,000

**Apt 12, Park Place, Block 3,
324C, Barlow Moor Road
Chorlton M21 8AY**

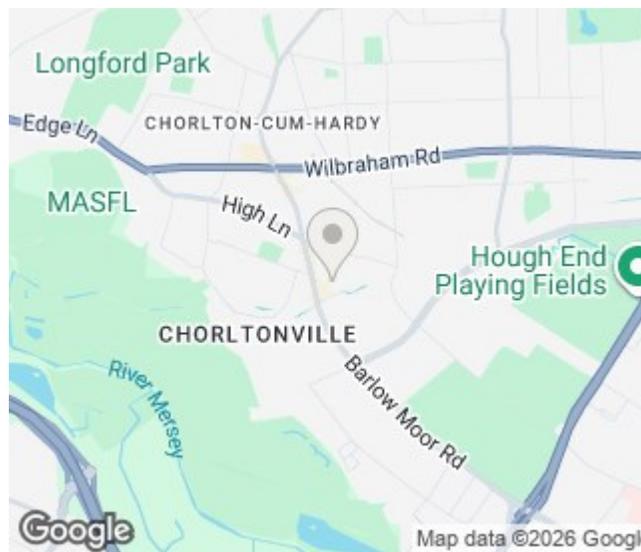
**Guide Price Guide Price
£205,000**



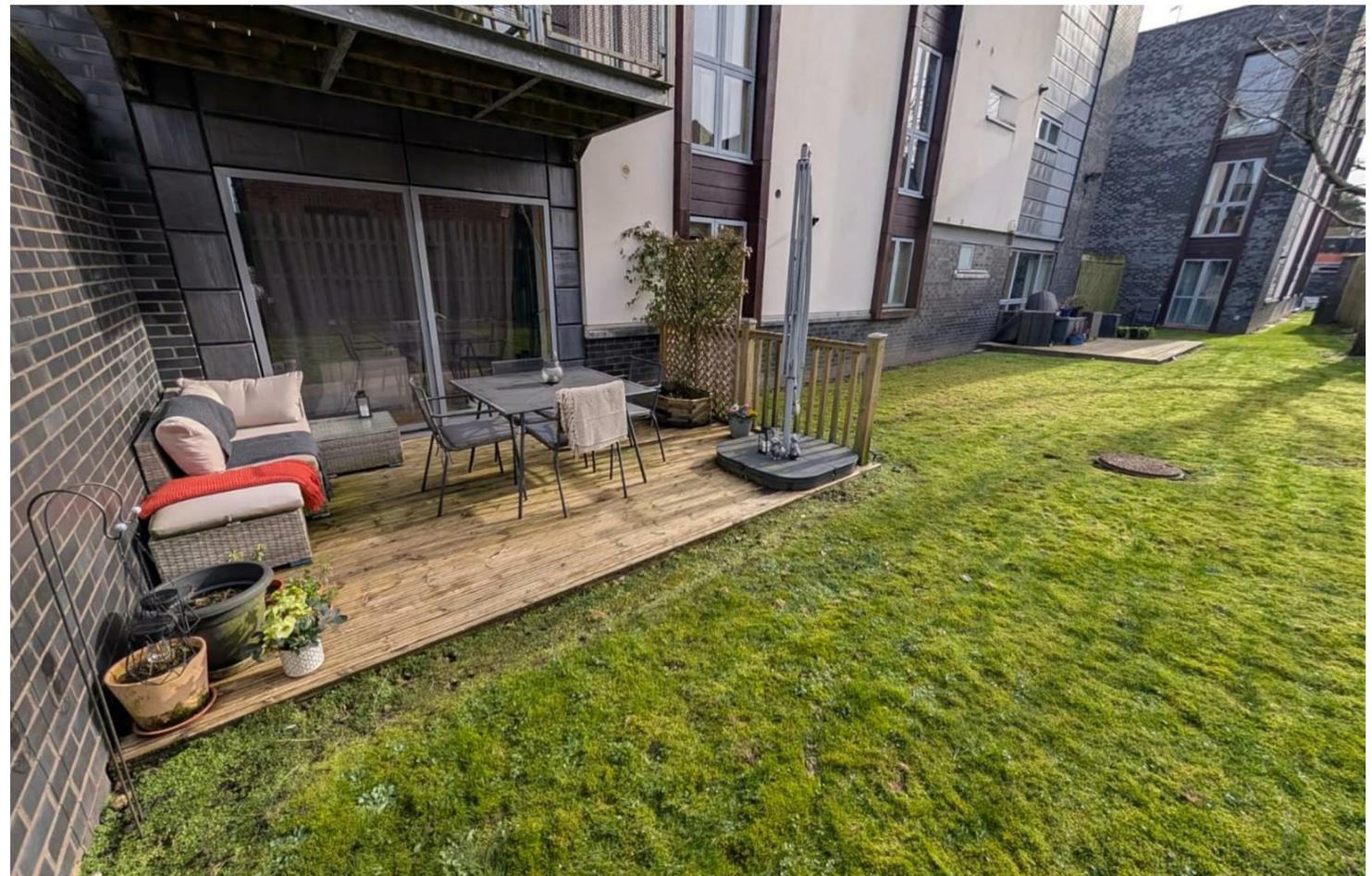
The Property

Located within a well regarded GATED, PURPOSE BUILT DEVELOPMENT is this delightful TWO DOUBLE BEDROOM, TWO BATHROOM GARDEN APARTMENT benefitting from SECURE, ALLOCATED OFF ROAD PARKING as well as a PRIVATE WESTERLY FACING TERRACE and direct access to well maintained communal gardens. This splendid property will prove ideal for either a young couple / family or those looking to downsize and is positioned within only a short stroll from all local amenities and transport links in Chorlton Village, multiple local parks and Beech Road with its array of independent shops, bars and restaurants. The delightful accommodation briefly comprises: spacious entrance hallway with utility cupboard, 23ft OPEN PLAN LIVING/DINING/KITCHEN with modern fitted kitchen and integrated appliances plus sliding patio doors opening to the private terrace and communal gardens beyond, main 18ft bedroom with EN-SUITE shower room, second double bedroom with full height fitted wardrobes and spacious main bathroom fitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, there are well maintained grounds and ample secure, gated off road parking where this property benefits from one allocated space. An internal viewing is most strongly recommended.

- Two good sized bedrooms and two bathrooms
- Superbly presented ground floor apartment
- Private Westerly facing terrace
- 23ft open plan living/dining/kitchen
- Secure gated off road parking
- Well placed for all local amenities and transport links
- Walking distance to Beech Road
- Ideal for young couple / first time buyers
- EPC: C. Council Tax: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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