



*jordan* fishwick

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Guide Price £150,000

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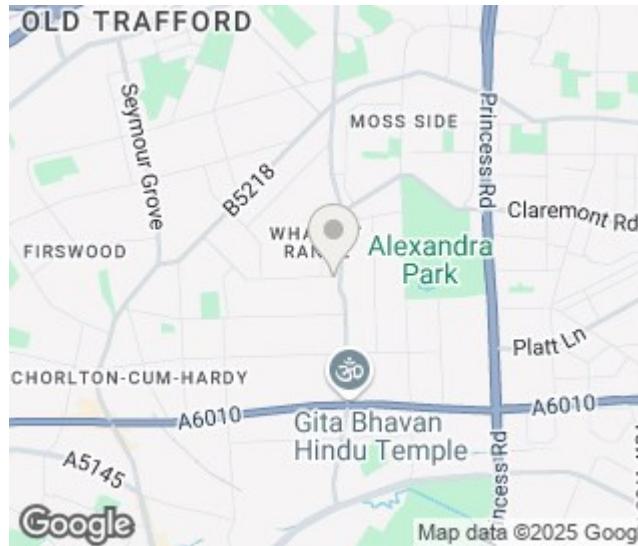


**The Property**

**\*\*\*NO CHAIN\*\*\*** An immaculate and NEWLY RENOVATED ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT located within a converted period property on a sought after tree-lined road in the leafy suburb of Whalley Range. This delightful property is offered for sale in MOVE-IN READY condition and will prove ideal for a young couple/ first time buyer or buy to let investor. The property further benefits from OFF ROAD PARKING and is only a short stroll from Chorlton Village, all local amenities, transport links including the Metro and Alexandra Park. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, delightful 18ft OPEN PLAN LIVING/DINING/KITCHEN with newly fitted kitchen and laminate flooring, one spacious double bedroom and shower room, refitted with a new three piece suite and tiled walls and flooring. This delightful property further benefits from having double glazing and gas central heating installed throughout and an internal viewing is most highly recommended. Sold with no onward chain. Council Tax: A. EPC: C.



- NO CHAIN
- Newly renovated one double bedroom first floor apartment
- Highly regarded tree lined road
- Walking distance from Chorlton Village and the Metro
- Move-in ready condition
- Off road residents parking
- 18ft open plan living/dining/kitchen
- Ideal first time buy
- Council Tax: A. EPC: C

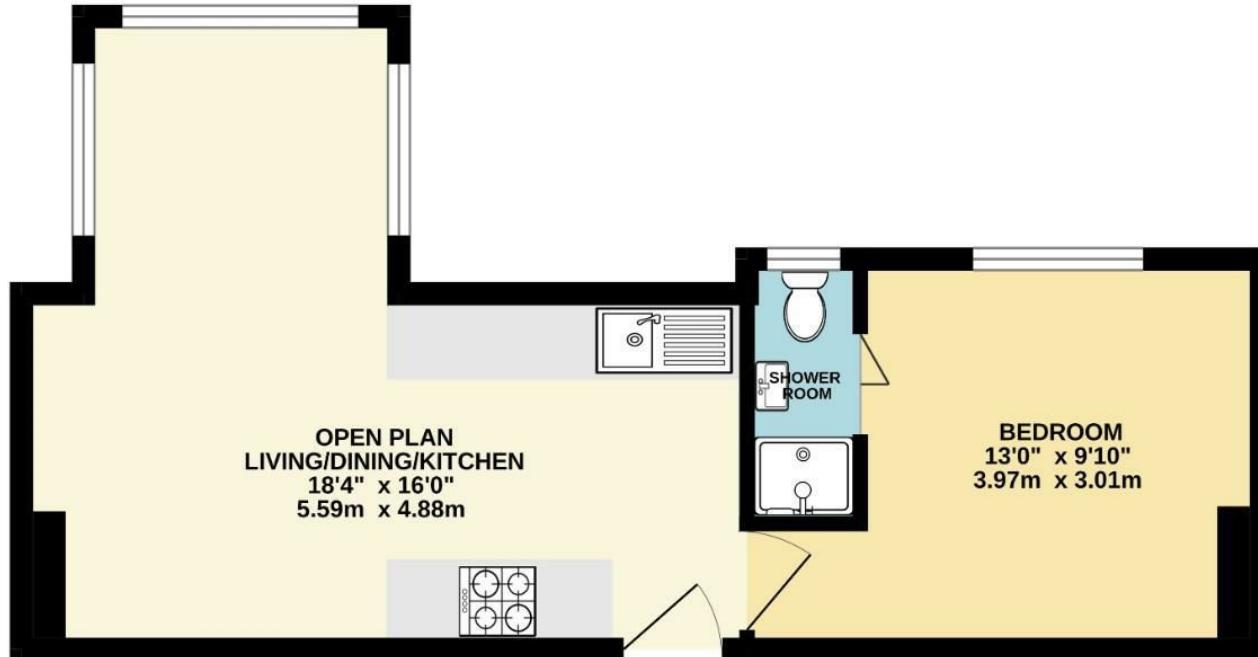


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



FIRST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 350 sq.ft. (32.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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