



jordan fishwick 21B Lawngreen Avenue, Chorlton Green, M21 8FH
Guide Price £250,000



**21b Lawngreen Avenue,
Chorlton Green, Manchester,
M21 8FH**

Guide Price £250,000




The Property

*****NO CHAIN***** Located on the ground floor of a well regarded purpose built development in Chorlton Green is this delightful **TWO DOUBLE BEDROOM APARTMENT** which benefits from **DIRECT ACCESS TO COMMUNAL GARDENS** as well as a **GARAGE** providing secure off road parking. This superb property offers spacious and light accommodation throughout, with a **23FT OPEN PLAN LIVING/DINING/KITCHEN** and will prove ideal for a range of buyers. The property is located within only a short stroll from the vibrant scene of Beech Road, with its array of independent shops, cafes and restaurants, as well as all local amenities and transport links in Chorlton Village plus Chorlton Ees and Ivy Green are located directly opposite the entrance to the development. The accommodation briefly comprises: communal entrance hallway, 23ft open plan living/dining/kitchen with a modern fitted kitchen with peninsula breakfast bar seating and French patio doors opening out to well maintained communal lawned gardens, two good sized bedroom, bathroom fitted with a three piece suite and useful utility cupboard. Double glazing and electric room heaters have been installed throughout. Externally, to the front of the property is off road parking, available to residents on a first come, first served basis and access to the garages. To the rear there are superb communal gardens, mainly laid to lawn with mature trees and shrubbery. An internal viewing of this fine property is most highly recommended.

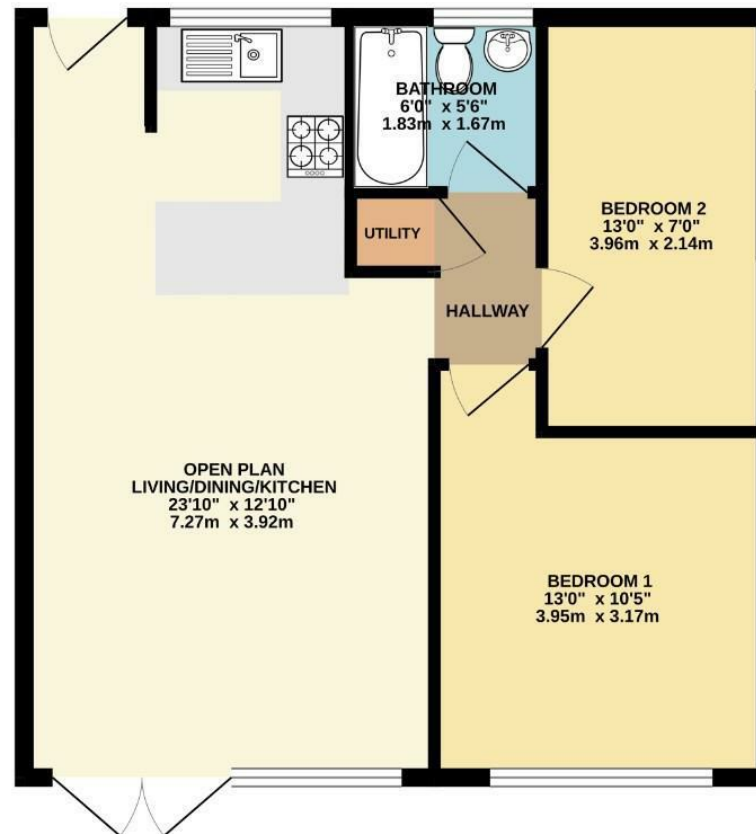
- NO CHAIN
- Superbly presented ground floor apartment
- Direct access to well maintained communal gardens
- Two good sized bedrooms
- 23ft open plan living/dining/kitchen
- Private garage and communal car park
- Sought after Chorlton Green location
- Short stroll from Beech Road and Ivy Green / Chorlton Ees
- Walking distance from Chorlton Village and the Metrolink



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 555 sq.ft. (51.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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