



jordan fishwick

Flat 2, 2 Salisbury Road, M21 0SL
Guide Price £230,000



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Chorlton, Chorlton, M21
0SL**
Guide Price £230,000



The Property

Located on a highly regarded road only a stone's throw from Chorlton Village is this immaculately presented ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT, providing spacious and light accommodation throughout, ideal for a young couple/first time buyer. This splendid property is offered for sale in move-in ready condition and has MANY ORIGINAL FEATURES retained. With a FIFTEEN FOOT LOUNGE + SEPARATE DINING KITCHEN this delightful property is not one to be missed and further benefits from being situated only a few minutes walk from the Metro and all local amenities and shops in Chorlton Village. The accommodation briefly comprises: covered porch, well maintained communal entrance hallway with stairs to first floor landing, entrance hall, spacious lounge, dining kitchen, one double bedroom, shower room and separate w/c. Externally there are well maintained communal gardens to both the front and rear, for use only by the occupiers of the three flats in the development. Gas central heating and feature cast iron radiators have been installed throughout the property and an internal viewing is most highly recommended.

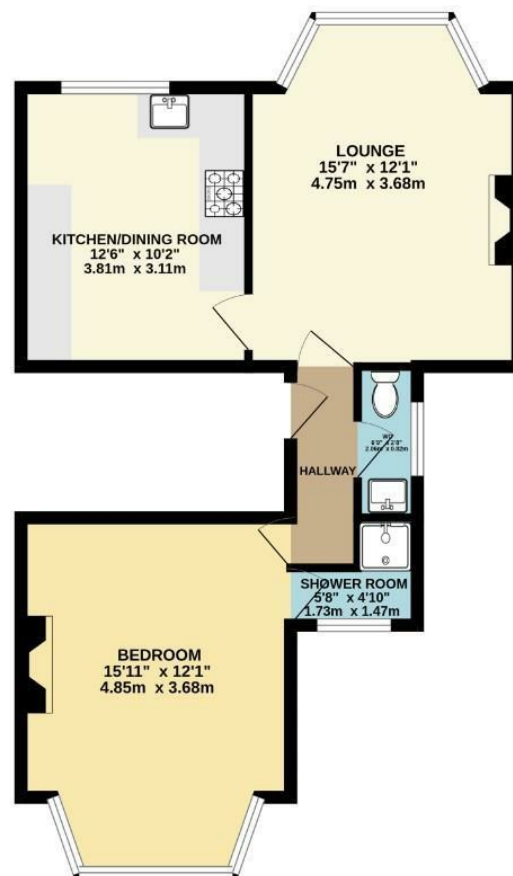
- Beautifully presented first floor apartment
- One double bedroom with en-suite shower room
- 15ft lounge + separate dining kitchen
- Spacious and light accommodation throughout
- Many original features retained
- Well maintained communal gardens
- Sought after Village centre location
- Few minutes walk from the metro
- Move-in ready condition



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 546 sq.ft. (50.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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