



*Jordan fishwick*

Flat 3, 45 Norwood Road, Stretford, M32 8PN

Guide Price £197,500



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Stretford, Manchester,  
M32 8PN**

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### The Property

**\*\*\*NO CHAIN\*\*\*** Located on a well regarded road only a short stroll from Longford Park as well as both Chorlton Village and Stretford Town centre is this delightful **TWO DOUBLE BEDROOM TOP FLOOR APARTMENT** which benefits from both **OFF ROAD PARKING** and a private **WESTERLY FACING BALCONY**. This superb property will prove ideal for a young couple or first time buyer offering spacious and light accommodation throughout and is well placed for all local amenities and transport links. The accommodation briefly comprises: communal entrance hallway with original stained glass front door and stairs leading to first floor landing, entrance hallway with stairs leading to the second floor accommodation; hallway, lounge with glazed patio door leading to the balcony, fitted kitchen with twin skylight windows, two good sized bedrooms, the main of which benefitting from a walk in wardrobe and bathroom, fitted with a modern four piece suite and skylight window. Double glazing and gas central heating have been installed throughout. Externally there is ample off road parking located to the rear of the development. An internal viewing is most highly recommended. Sold with no onward chain.



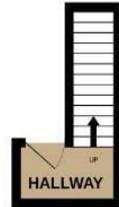
- NO CHAIN
- Two double bedroom top (second) floor apartment
- Off road parking
- Private Westerly facing balcony
- Highly regarded and sought after road
- Well placed for Chorlton Village and Stretford Town Centre
- Walking distance to both Longford Park and the Metrolink
- Ideal for young couple / first time buyer



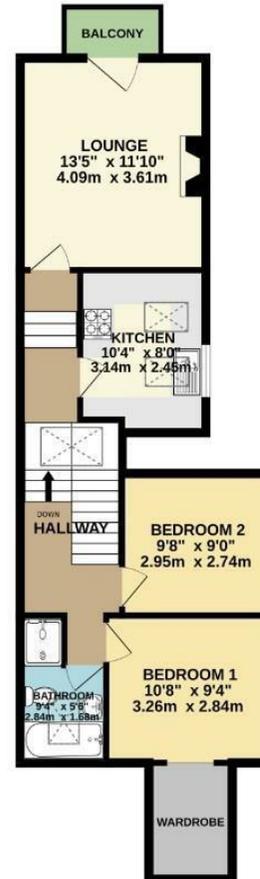
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	<b>57</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



FIRST FLOOR  
50 SQ. FT. (4.6 SQ. M.) approx.



SECOND FLOOR  
65 SQ. FT. (6.1 SQ. M.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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 misstatement. 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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