



*jordan fishwick* Flat 3 Springbridge Court, Whalley Range, M16 8HA  
Guide Price £190,000



**Flat 3 Springbridge Court, 109  
Springbridge Road, Whalley  
Range, Manchester, M16 8HA**  
**Offers Over £190,000**



**The Property**

**\*\*\*NO CHAIN\*\*\*** Positioned on the **GROUND FLOOR** of a well regarded **GATED DEVELOPMENT** in the sought after suburb of Whalley Range is this well presented **TWO DOUBLE BEDROOM** apartment. Within walking distance of Chorlton Village, transport links including the Metro and many local schools and parks, this splendid property provides spacious and light accommodation throughout ideal for a young couple or first time buyer. This delightful property further benefits from Westerly views over well maintained communal gardens as well as **ALLOCATED SECURE, GATED OFF ROAD PARKING** and has recently been redecorated throughout. The accommodation briefly comprises: communal entrance hallway, entrance hall, 20ft **OPEN PLAN LIVING/DINING/KITCHEN**, two well proportioned double bedrooms and large bathroom, fitted with a modern three piece suite with over bath shower. Both double glazing and **GAS CENTRAL HEATING** have been installed throughout. Externally, to the front of the property are well maintained lawned communal gardens with mature hedgerow borders offering privacy from the road whilst to the rear is a large gated residents car park and further communal gardens. An internal viewing is most highly recommended. Council Tax Band B. EPC: C.



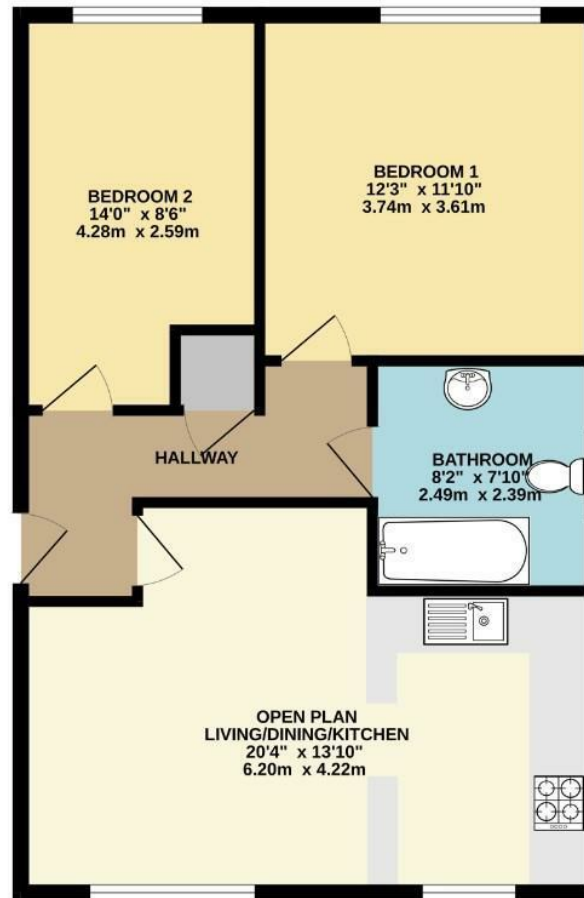
- NO CHAIN
- Two double bedroom ground floor flat
- 20ft open plan living/dining/kitchen
- Westerly views over well maintained communal grounds
- Allocated secure gated off road parking
- Walking distance to Chorlton Village and the Metro
- Well regarded purpose built development
- Ideally placed for multiple local schools and parks
- Double glazing and gas central heating throughout
- Council Tax Band B. EPC: C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	78
(69-80) C		
(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  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 633 sq.ft. (58.8 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 mis-statement. 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.  
Made with: Metreux 6/2024



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