

jordan fishwick

Flat 4, 60 Acres Road, Chorlton, M21 9EB

Guide Price £330,000



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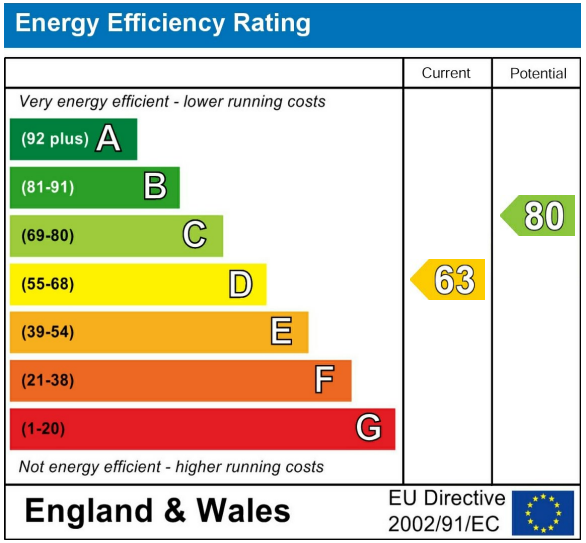


The Property

Located within a small purpose built GATED DEVELOPMENT of only four apartments in the heart of Chorlton Green just off Beech Road is this superbly presented larger than average TWO DOUBLE BEDROOM, TWO BATHROOM TOP (SECOND) FLOOR APARTMENT which offers spacious, versatile accommodation, ideal for a young couple or family. This stylish, contemporary property is offered for sale in MOVE-IN READY CONDITION having been maintained to an excellent standard throughout and boasts a 22ft open plan living/dining/kitchen with FULL HEIGHT SOUTHERLY FACING WINDOWS which not only flood the space with natural light but offer uninterrupted views of the vibrance scene of Beech Road below. The property further benefits from SECURE, ALLOCATED OFF ROAD PARKING and is conveniently situated within walking distance from all local amenities, transport links including the Metrolink as well as multiple schools and parks. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, spacious entrance hallway, superb open plan living/dining/kitchen with large southerly facing windows and modern gloss units with integrated appliances, two generously proportioned double bedrooms, the main benefitting from an EN-SUITE shower room as well as full height fitted wardrobes and bathroom, fitted with a modern three piece suite. Both double glazing and electric room heaters have been installed throughout. Externally, secure electric gates lead to the residents car park where this property benefits from one allocated space. Early viewing is most highly recommended.

- Superbly presented and larger than average top floor apartment
- Two double bedrooms + two bathrooms
- Small purpose built development of only four apartments
- Secure allocated off road parking
- Highly sought after Chorlton Green location
- 22ft open plan living/dining/kitchen with Southerly views over Beech Road
- Move-in ready condition
- Ideally situated for all local amenities and transport links
- Council Tax: D. EPC: D



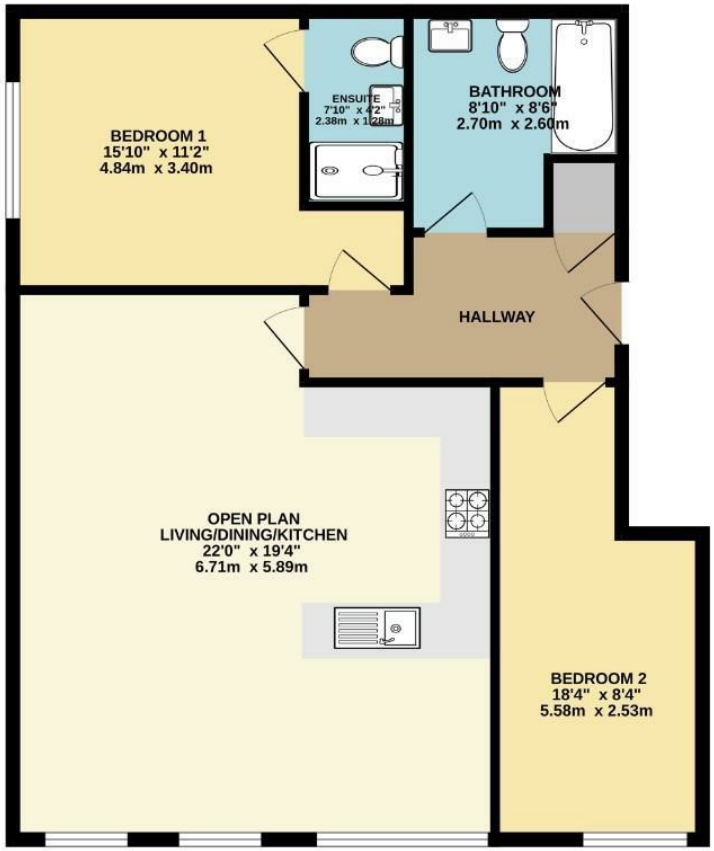








SECOND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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, emission 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.
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