



Apt 6 Delamere Place, Moor Lane, Manchester, M23 0QG

Immaculately presented and tastefully decorated throughout, this two double bedroom apartment is situated in a select gated development occupying a first floor position, ideally located for the nearby amenities, Northern Moor Metrolink, Manchester Airport and M60/M56 motorway links. This larger than average modern apartment briefly comprises; communal entrance, private entrance Hall, lounge/dining room with Juliette balcony, kitchen, master bedroom benefitting from en-suite facilities and walk in wardrobe, a further double bedroom with built in storage and main bathroom completes the internal layout. Externally there is gated allocated parking and communal green areas. Warmed by gas central heating.

£170,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Lease Information

250 year lease from 2004
Service Charges - £142.96 PCM
Ground Rent - £125 PA

Communal Entrance Hall

Accessed via security entrance, with post boxes and staircase to each floor.

Private Hall

Welcoming entrance hall accessed via a solid wood door, ceiling light point and carpeted flooring. Useful storage cupboard and access to;

Lounge/Dining Room

15'3" x 12'0"
Impressive reception room with UPVC double glazed french doors opening to a Juliette balcony allowing lots of natural light. Ceiling light point, laminate wood flooring, television aerial point and double panelled radiator.

Kitchen

12'0 x 6'2
Fitted with a good range of wall and base units with complementary roll top work surfaces incorporating a stainless steel sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and extractor hood above. Space and plumbing for washing machine and fridge/freezer. Laminate wood flooring continuing through from the Lounge/Dining Room, ceiling light point and double panelled radiator. UPVC double glazed window. Cupboard housing the wall mounted combination boiler.

Master Bedroom

11'10 x 9'3
Of generous proportions boasting en-suite facilities and a large walk in wardrobe. Carpeted flooring, ceiling light point and double panelled radiator. UPVC double glazed window to the front aspect.

En-suite

Three piece suite comprising; low level W.C, pedestal wash hand basin and quadrant shower cubicle with thermostatic mains shower. Ceramic walls with accent border, ceiling light point, shaver socket, vinyl flooring and heated towel rail.

Bedroom Two

12'2 x 8'0
Another sizable double bedroom benefiting from built in storage and UPVC double glazed window to the front aspect. Carpeted flooring, ceiling light point and double panelled radiator.

Bathroom

6'5 x 5'5
Three piece suite comprising; low level W.C, pedestal wash hand basin and panelled bath with thermostatic mains shower above. Ceramic tiled walls with accent border. Ceiling light point, shaver socket, vinyl flooring and heated towel rail.

Externally

Allocated parking space and bin store area.

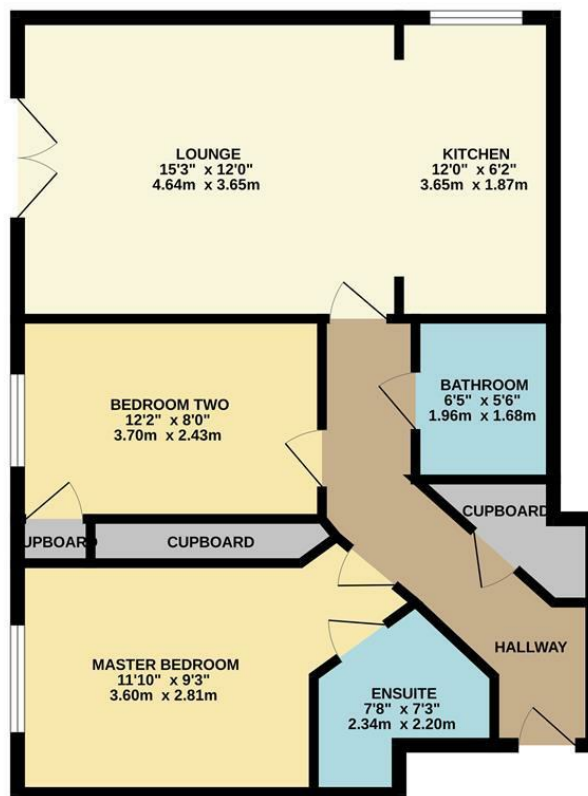


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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