



Jordan fishwick

17d Lawngreen Avenue, Chorlton, M21 8FH

Guide Price £245,000



The Property


A superbly presented TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT located on a quiet residential CUL-DE-SAC just off Brookburn Road in Chorlton Green. This delightful property is positioned just a stone's throw from both Beech Road and Chorlton Ees and is offered for sale in MOVE-IN READY condition having been maintained to an excellent standard throughout by the current owners. The property further benefits from extensive, well maintained communal gardens as well as a GARAGE providing SECURE OFF ROAD PARKING. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hall, spacious living/dining room, kitchen with solid wooden worktops, inner hall, two double bedrooms, both benefitting from full height fitted wardrobes and bathroom, fitted with a modern three piece suite. There is double glazing and electric under floor heating throughout. Externally, to the front of the property is off road parking, available to residents on a first come, first served basis and access to the garages. To the rear there are superb communal gardens, mainly laid to lawn with mature trees and shrubbery. An internal viewing of this fine property is most highly recommended.

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Manchester, M21 8FH**
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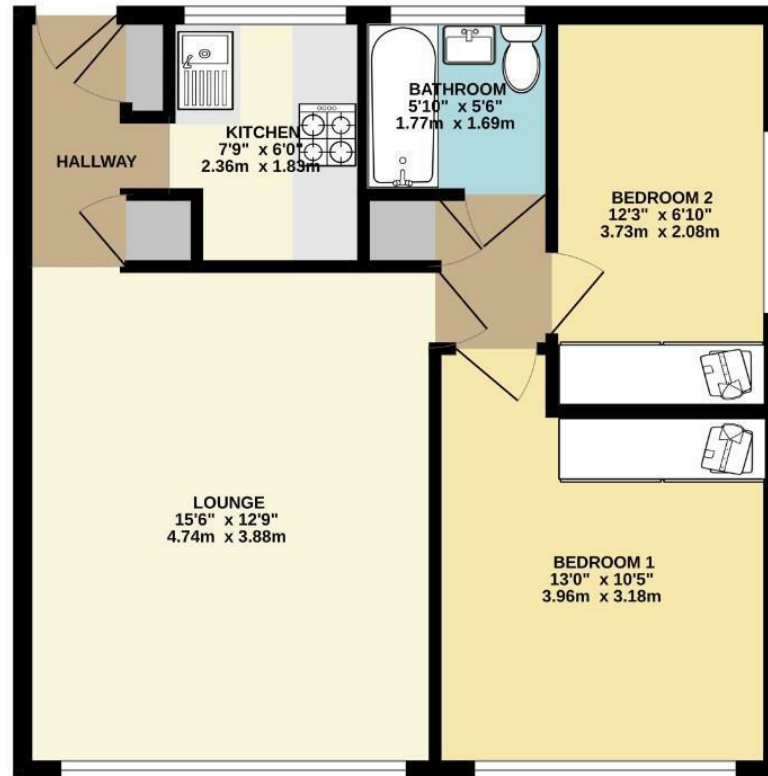
- Superbly presented first floor apartment
- Two double bedrooms
- Highly regarded purpose built development
- Quiet residential CUL-DE-SAC
- Minutes walk from Beech Road and Chorlton Ees
- Garage providing secure off road parking
- Double glazing and underfloor heating throughout
- Ideal first time buy/investment property
- Move-in ready



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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.
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