



jordan fishwick

Flat 3, 55 Zetland Road, Chorlton, M21 8TJ

Guide Price £300,000

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Chorlton, Manchester, M21 8TJ**

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The Property

*****NO CHAIN***** Positioned on one of Chorlton's most highly regarded roads is this superbly presented and well proportioned **TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT**, offered for sale in **MOVE-IN READY CONDITION**. Boasting a **22FT OPEN PLAN LIVING/DINING/KITCHEN** as well as **ALLOCATED OFF ROAD PARKING**, this delightful property will prove ideal for a young couple or first time buyer and is situated within just a few minutes walk from all local amenities in Chorlton Village, Beech Road and transport links including the Metro, providing fast access to both the city centre and airport. The property, located within a stunning period property converted by award winning developer Armistead Property Limited, provides spacious and light accommodation throughout which briefly comprises: communal entrance hallway with stairs to first floor landing, spacious entrance hallway, 22ft open plan living/dining/kitchen with large bay window benefitting from a Southerly aspect and integrated appliances, two well proportioned double bedrooms, bathroom fitted with a modern three piece suite with feature tiled flooring and **ELECTRIC UNDERFLOOR HEATING** and a useful utility cupboard. Double glazing and gas central heating have been installed throughout. Externally, to the rear of the development there is allocated off road residents parking and a **SECURE BIKE STORE**. An internal viewing of this delightful apartment is most highly recommended. Sold with no onward chain.

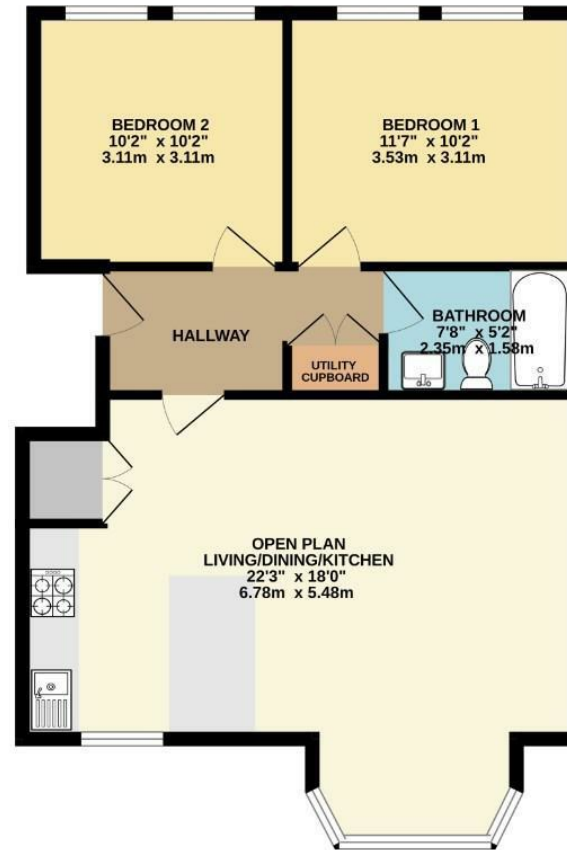
- NO CHAIN
- Superbly presented first floor apartment
- 22ft open plan living/dining/kitchen
- Two double bedrooms
- Bathroom with electric underfloor heating
- Allocated off road parking
- Stunning period building converted by award winning developer
- Ideally placed for all local amenities and transport links
- Highly regarded and sought after road
- Ideal for young couple or first time buyer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.8 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.
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