



Jordan fishwick

Flat 1, 11 Beech Road, Chorlton, M21 8BX

Guide Price £240,000



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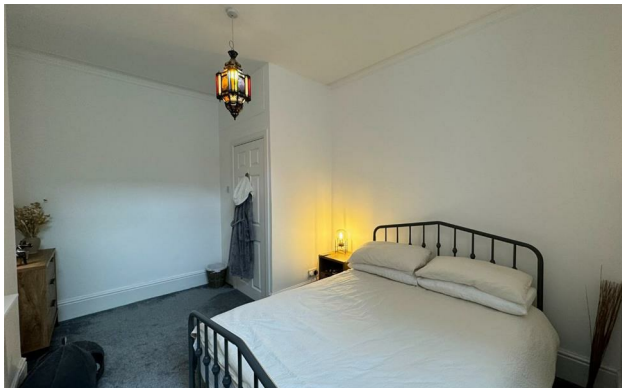
The Property

NO CHAIN A superbly presented and recently renovated ONE DOUBLE BEDROOM GROUND FLOOR GARDEN APARTMENT located on a highly desirable road within walking distance of Chorlton Village, all local amenities and the vibrant scene of Beech Road. This delightful property provides spacious and light accommodation throughout and benefits from a PRIVATE SOUTH FACING GARDEN as well as CELLARS, PROVIDING SCOPE FOR CONVERSION TO A SECOND BEDROOM or additional living accommodation (STPP). This splendid property is offered for sale in MOVE-IN READY CONDITION and briefly comprises: communal entrance hallway, 14ft lounge with large bay window, recently refitted dining kitchen, well proportioned double bedroom with feature Manchester window, bathroom, fitted with a three piece suite with over bath shower. The multiple cellar chambers provide useful storage space as well as scope for conversion to an additional bedroom/living accommodation. Externally, to the rear of the property is a private South facing walled courtyard garden. Double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended. Option to be sold with tenant in situ or with vacant possession. Sold with no onward chain. Council Tax Band A. EPC Rating Band D.

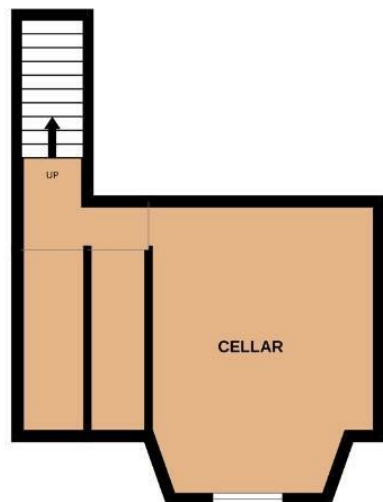
- Superbly presented ground floor garden apartment
- One double bedroom
- 14ft lounge + newly fitted dining kitchen
- Walking distance to Chorlton Village and vibrant scene of Beech Road
- Private South facing garden
- Cellar chambers with scope for conversion to second bedroom/further living accommodation (STPP)
- Double glazing and gas central heating throughout
- 0.5 miles to the Metro
- Ideal first time buy



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BASEMENT
250 sq.ft. (23.2 sq.m.) approx.



GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 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 Metropix (20024)



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