



Jordan fishwick

Flat 4, 3 Zetland Road, Chorlton, M21 8TJ

Guide Price £275,000



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The Property

NO CHAIN Positioned on one of Chorlton's most highly regarded roads is this superbly presented TWO/THREE BEDROOM APARTMENT which occupies the entire FIRST FLOOR of this stunning period property, converted by AWARD WINNING DEVELOPER Armistead Property Limited. This delightful property will prove ideal for a young couple or family, providing spacious and versatile accommodation throughout and is conveniently placed for all local amenities and transport links in Chorlton Village and only a short stroll from the vibrant scene of Beech Road. This splendid property further benefits from use of well maintained communal gardens to the rear. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hall, open plan living/dining/kitchen, two good sized double bedrooms, study / third bedroom, ideal for those requiring a work-from-home space and bathroom, fitted with a modern three piece suite and tiled walls and flooring. Double glazing and gas central heating have been installed throughout. Externally, there are well maintained communal gardens to both the front and rear. An internal viewing is most highly recommended. Sold with no onward chain.

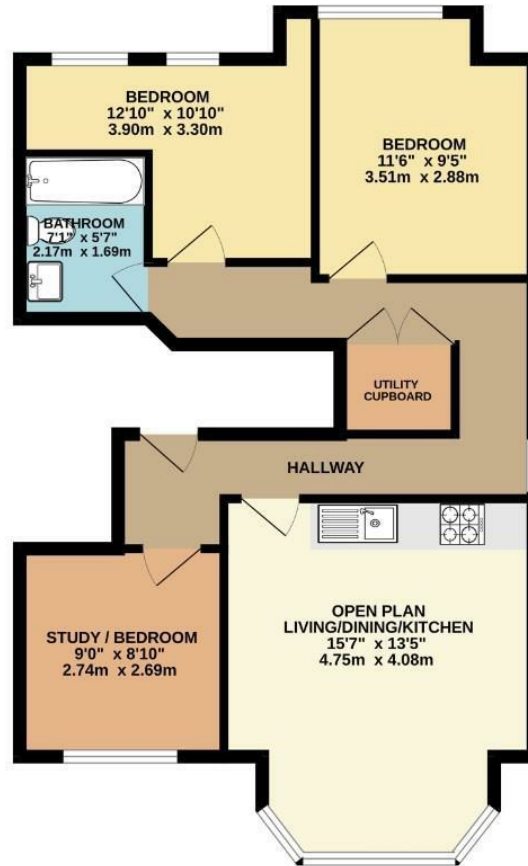
- NO CHAIN
- Superbly presented first floor apartment
- Two / Three bedrooms (dependent on configuration)
- Converted by award winning developer, Armistead Property Limited
- Highly regarded road in central Chorlton location
- Short walk from all local amenities and Beech Road
- 0.2 miles to the Metro (Chorlton)
- Double glazing and gas central heating throughout
- Ideal for young couple or family or for those working from home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 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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