



jordan fishwick

Flat 20 Cranbourne Terrace, 7 Cranbourne Road,
Chorlton, M21 8GE
Guide Price £310,000



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The Property

*****NO CHAIN***** Located within the highly regarded Cranbourne Terrace development in the heart of Chorlton Village is this superbly presented **TWO DOUBLE BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT** which boasts both a **PRIVATE ENTRANCE AND SOUTH FACING TERRACE**. This superb property provides spacious and light accommodation throughout with **MANY ORIGINAL FEATURES RETAINED** and further benefits from secure, **GATED OFF ROAD PARKING** to the rear of the development. Offered for sale in **MOVE-IN READY CONDITION**, this wonderful property will prove ideal for a young couple/first time buyer or for those looking to downsize while remaining within walking distance of all local amenities in Chorlton Village, the vibrant scene of Beech Road and the Metro which is only 0.4 miles away and provides fast access to both the city centre and nearby airport. The delightful accommodation briefly comprises: covered porch, open plan living/dining/kitchen with large bay window and original encapsulated stained glass, inner hall, two generously proportioned double bedrooms, the main benefitting from an **EN-SUITE SHOWER ROOM** and access to the Southerly terrace via French doors, main bathroom fitted with a modern three piece suite, utility cupboard and an additional storage cupboard. Double glazing and electric panel heaters have been installed throughout the property. Externally there is a private store cupboard and gated off road parking available to all residents on a first come, first served basis to the rear of the development. An internal viewing is most highly recommended. EPC: E. Council Tax: B.

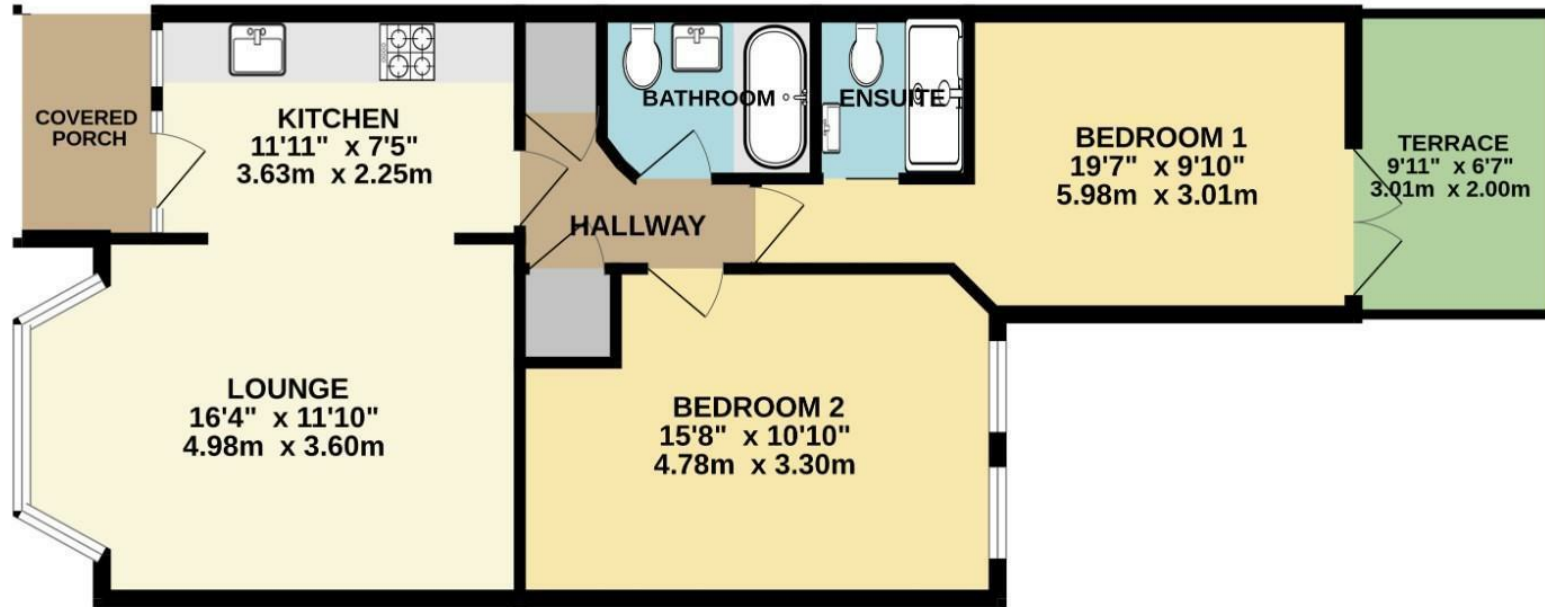
- NO CHAIN
- Two double bedroom, two bathroom ground floor apartment
- Highly regarded Cranbourne Terrace development
- Located in the heart of Chorlton Village
- Walking distance to all local amenities, Beech Road and 0.4 miles to the Metro
- Many original features retained
- Private entrance and South facing terrace
- Secure gated residents parking to the rear of the development
- Move-in ready condition
- Ideal first time buy



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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