



*jordan fishwick* 27 Fielden Court, Barlow Moor Road, Chorlton M21 7AY  
Guide Price £250,000





**27 Fielden Court, 245 Barlow Moor Road, Chorlton, Chorlton, M21 7AY**

**Guide Price £250,000**




### The Property

Located on the top floor of a well regarded GATED DEVELOPMENT within walking distance of both Chorlton Village and Burton Road in West Didsbury is this immaculately presented TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT offering spacious and light accommodation ideal for a young couple or family. This superb property benefits from ALLOCATED PARKING within the secure residents car park and is offered for sale in MOVE-IN READY CONDITION having been tastefully modernised and stylishly decorated throughout by the current owners. The property is positioned within easy reach of all local amenities, transport links including the Metro as well as multiple parks and schools and is certainly not one to be missed. The accommodation briefly comprises: entrance hallway with stairs to second floor landing, entrance vestibule, hallway, spacious lounge/dining room open to the breakfast kitchen fitted with integrated appliances, main bedroom with EN-SUITE shower room, recently refitted main bathroom with a modern three piece suite and feature pink subway tiling, second good sized double bedroom with large wardrobe/storage cupboard. The property benefits from two further cupboards providing ample storage space and all carpets throughout the property have only recently been replaced. The property also benefits from double glazing and gas central heating as well as use of well maintained communal gardens. An internal viewing of this delightful property is most strongly recommended. Council Tax: C.



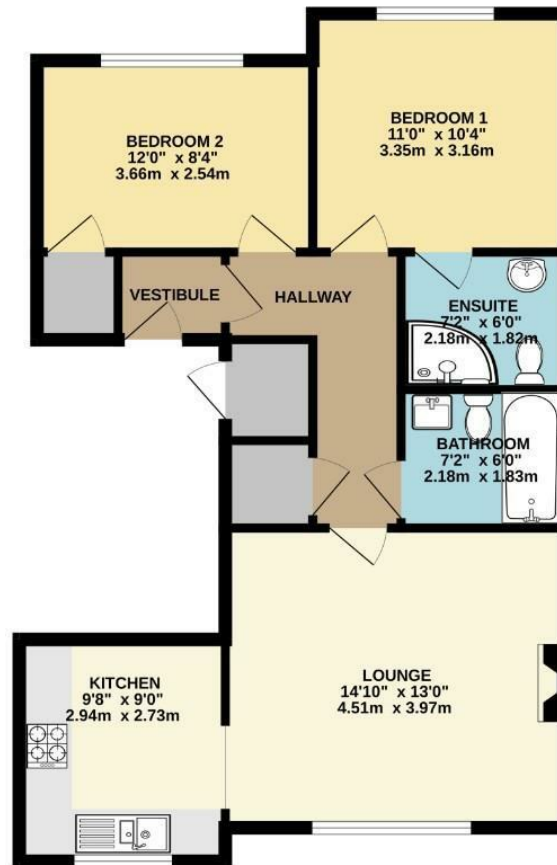
- Immaculately presented top floor apartment
- Two double bedrooms and two bathrooms
- Well regarded gated development
- Secure, allocated off road parking
- Move-in ready condition
- Walking distance to Chorlton and Didsbury Village centres as well as both Beech Road and Burton Road.
- Within easy reach of all transport links and parks
- Ideal for young couple or family
- Council Tax: C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



SECOND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 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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