



jordan fishwick

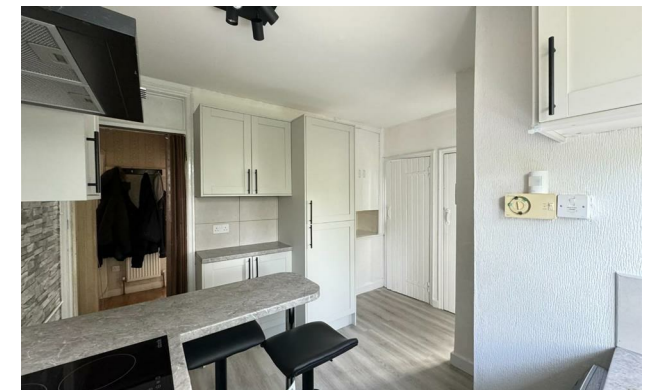
76 Woodlake Avenue, Chorlton, M21 7PG

Guide Price £195,000



76 Woodlake Avenue, Chorlton, Manchester, M21 7PG

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The Property

A delightful TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT benefitting from both a DRIVEWAY as well as a PRIVATE SOUTHERLY FACING GARDEN and private entrance. This superb property, located on a quiet residential road mid way between Chorlton and Didsbury Village centres, features a RECENTLY REFITTED KITCHEN AND SHOWER ROOM and will prove ideal for a young couple or first time buyer. The property is well placed for all local amenities and transport links as well as Chorlton Water Park and enjoys OPEN VIEWS out over the River Mersey. The accommodation briefly comprises: entrance hallway with stairs leading to first floor landing, spacious lounge, recently refitted kitchen with breakfast bar seating area, two good sized double bedrooms, refitted shower room and separate w/c. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a driveway providing off road parking as well as lawned garden which extends to the side of the property while to the rear is a fenced and enclosed Southerly facing garden. An internal viewing is most highly recommended. Council Tax: A. EPC: C

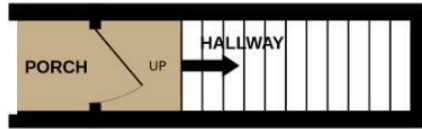
- Well presented first floor apartment
- Two good sized double bedrooms
- Recently refitted kitchen and shower room
- Driveway providing off road parking
- Private Southerly facing rear garden
- Well placed for all local amenities and transport links
- Open views over Chorlton Water Park and the River Mersey
- Positioned mid way between Chorlton and Didsbury village centres
- Ideal for young couple / first time buyer
- Council Tax: A. EPC: C



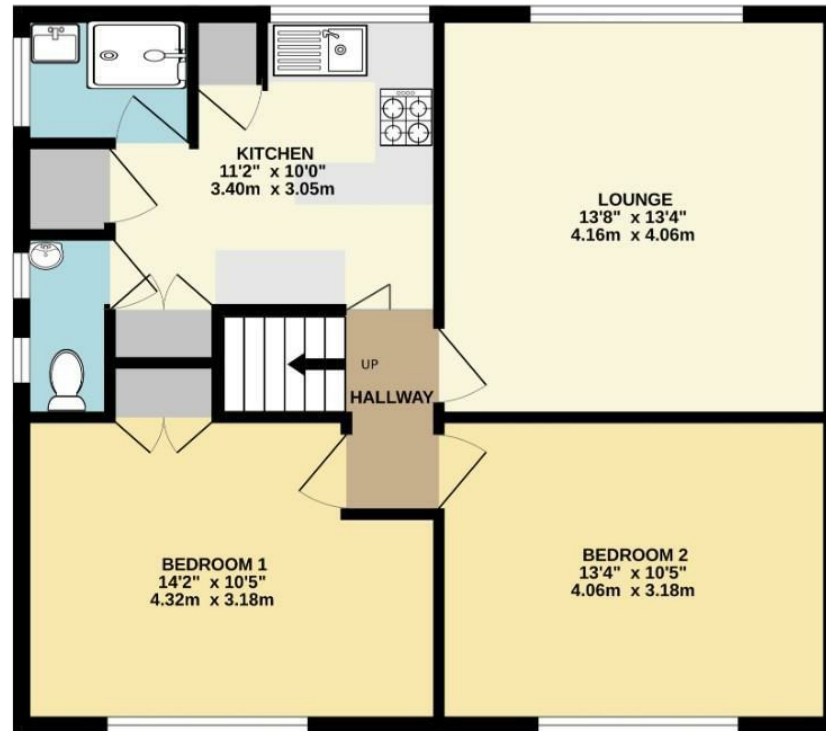
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
50 sq.ft. (4.6 sq.m.) approx.



FIRST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (65.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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