



jordan fishwick

Flat 3, 5 Hastings Avenue, Chrolton, M21 9JS

Guide Price £285,000



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Chorlton. Manchester. M21 9JS**
Guide Price £285,000



The Property

*****NO CHAIN***** Located within a stunning converted period property is this simply delightful TWO DOUBLE BEDROOM DUPLEX APARTMENT positioned on a well regarded CUL-DE-SAC only a short stroll from Chorlton Village, Beech Road and Longford Park. This superb property provides spacious and light accommodation, ideal for a young couple or family and benefits from a private entrance as well as OFF ROAD PARKING located to the rear of the development. The property further benefits from being ideally located for all local amenities and transport links and is offered for sale in MOVE-IN READY condition having been tastefully updated and stylishly decorated by the current owners. The accommodation briefly comprises: communal entrance hallway, entrance hall, spacious lounge, 15ft kitchen with integrated appliances and subway tile splash back. Stairs leading to the lower ground floor hallway reveal two well proportioned double bedrooms, shower room fitted with a modern three piece suite and conservatory with direct access to the well maintained communal gardens located to the rear of the property. Both double glazing and gas central heating have been installed throughout and an internal viewing is most highly recommended. Council Tax: A

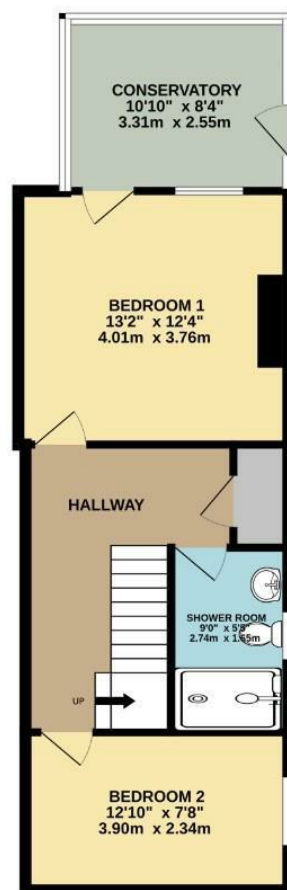
- NO CHAIN
- Superbly presented duplex apartment
- Two double bedrooms and two reception rooms
- Quiet CUL-DE-SAC only a short stroll from Chorlton Village, Beech Road and the Metro
- Off road parking
- Move-in ready condition having been tastefully updated and stylishly decorated
- Direct access to communal gardens
- Sought after central Chorlton Location
- Ideal for young couple or family
- Council Tax: A



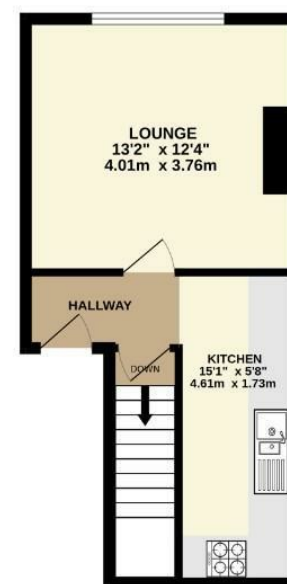
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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



UPPER GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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.
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