



**Apt 6 Delamere Place, Manchester, M23 0QG**

£170,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- Gated Development
- Close to Metrolink
- Juliette Balcony
- Near to Manchester Airport and Hospitals
- EPC Rating B
- Open Plan Kitchen/Living
- Ensuite Bathroom
- Close to M56/M60 Motorway Network
- Council Tax Band B

Immaculately presented and tastefully decorated throughout, this two double bedroom apartment is situated in a select gated development occupying a first floor position, ideally located for the nearby amenities, Northern Moor Metrolink, Manchester Airport and M60/M56 motorway links.

This larger than average modern apartment briefly comprises; communal entrance, private entrance Hall, lounge/dining room with Juliette balcony, kitchen, master bedroom benefitting from en-suite facilities and walk in wardrobe, a further double bedroom with built in storage and main bathroom completes the internal layout. Externally there is gated allocated parking and communal green areas. Warmed by gas central heating.

£170,000



## Lease Information

Communal Entrance Hall

Private Hall

Lounge/Dining Room 15'3" x 12'0" (4.65m x 3.66m)

Kitchen 12'0 x 6'2 (3.66m x 1.88m)

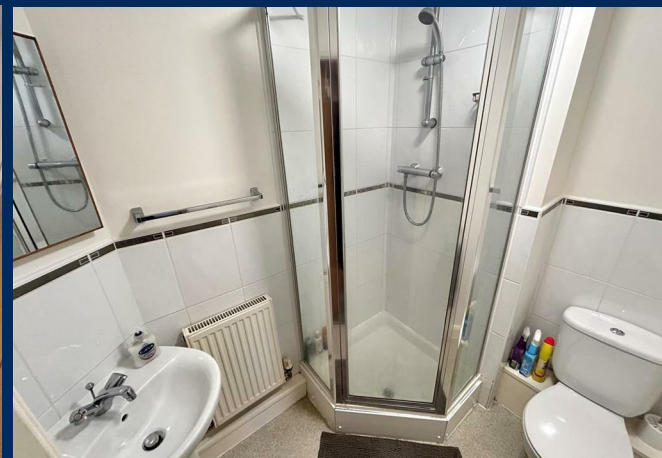
Master Bedroom 11'10 x 9'3 (3.61m x 2.82m)

En-suite

Bedroom Two 12'2 x 8'0 (3.71m x 2.44m)

Bathroom 6'5 x 5'5 (1.96m x 1.65m)

Externally





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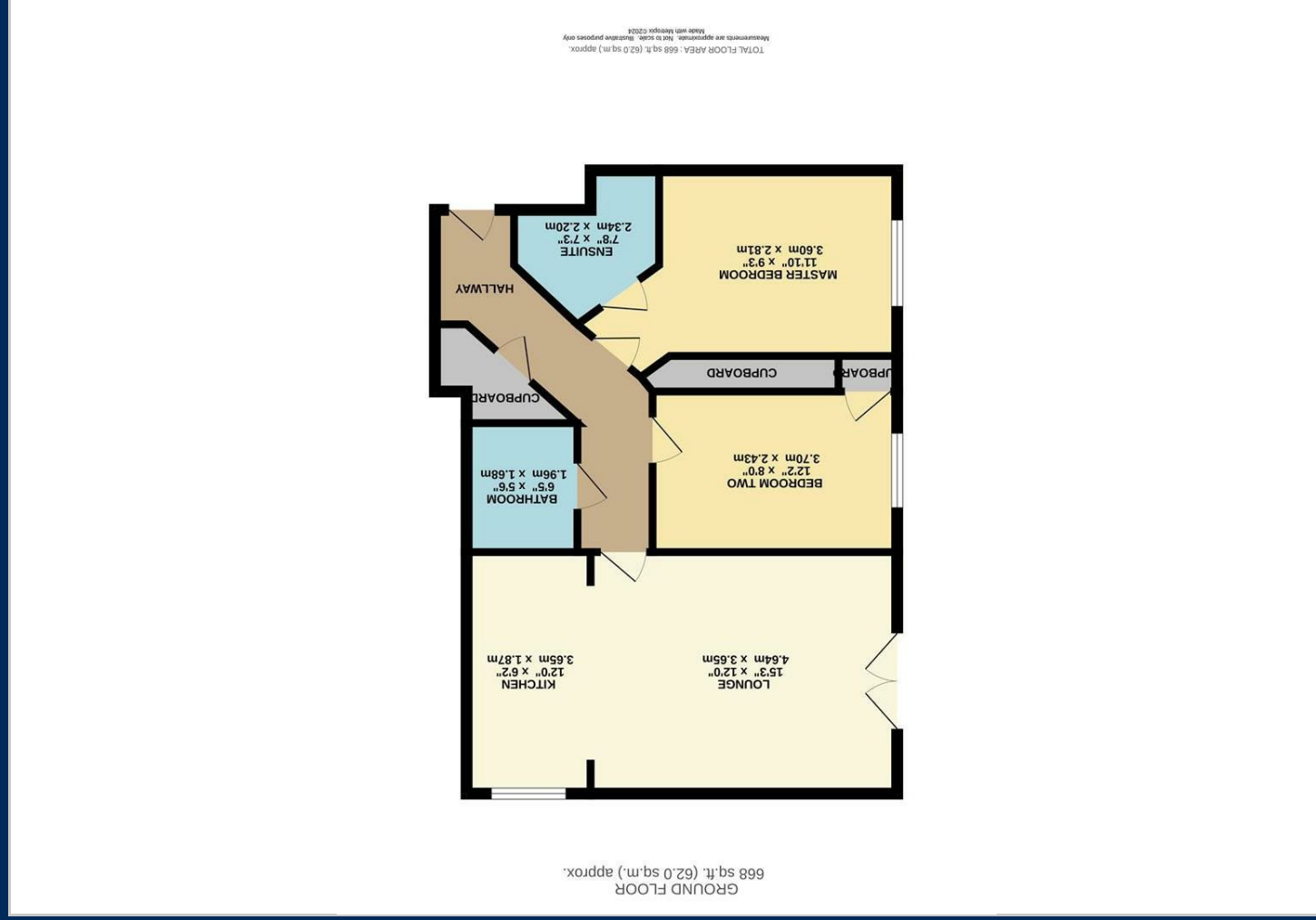
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Why take a risk?  
Sell Smarter





## Floor Plans

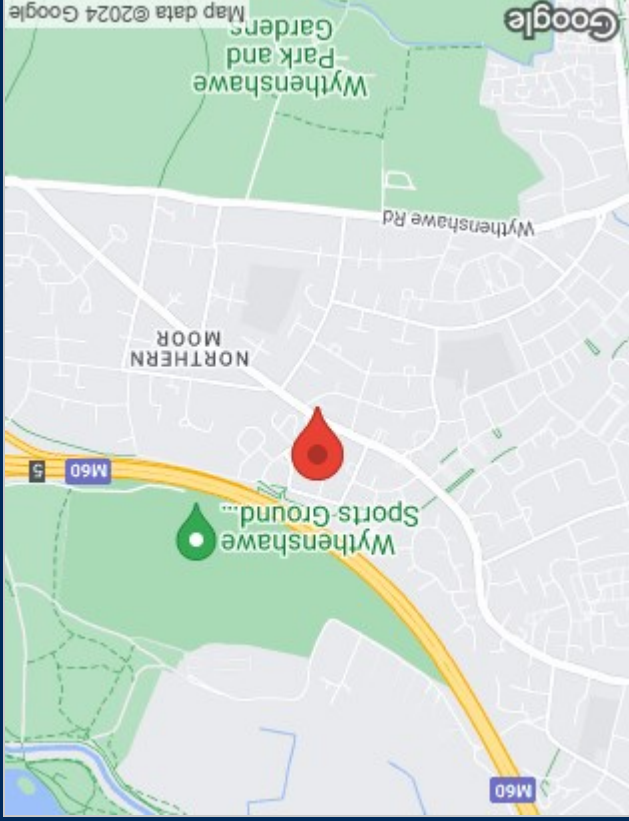


## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in good working order. Purchasers should satisfy themselves of this prior to purchasing. The structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Nothing in these particulars shall be deemed to be a statement that the property is in good

## Location Map



## Energy Performance Graph

