



***Jordan fishwick***

Flat, 9, 21 Manley Road, Whalley Range, M16 8RW

Guide Price £225,000

# Flat 9, 21 Manley Road, Whalley Range, Manchester, M16 8RW

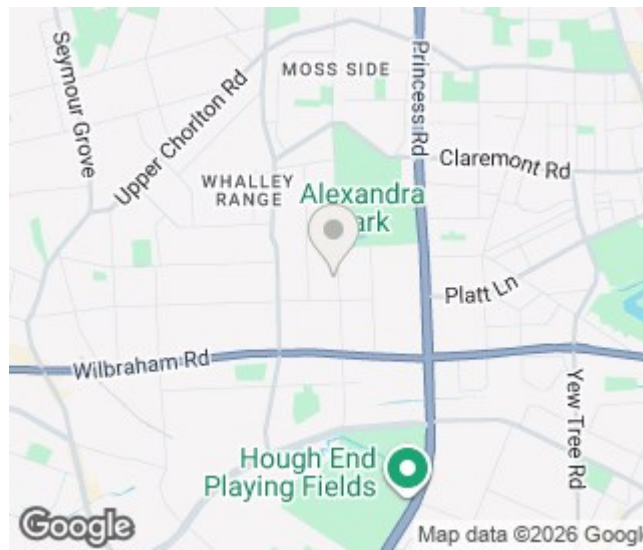
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## The Property

**\*\*\*NO CHAIN\*\*\*** A superbly presented TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH SEPARATE STUDY located within a well maintained purpose built development only a short stroll from Alexandra Park. This delightful property benefits from SECURE, ALLOCATED OFF ROAD PARKING as well as use of large communal gardens and offers spacious and light accommodation throughout ideal for a young couple or first time buyer. The property has been stylishly updated and decorated throughout by the current owners and is ideally placed for all local amenities and transport links. The accommodation briefly comprises: communal entrance hallway, entrance hall, spacious 14ft lounge, modern fitted kitchen, study, two good sized double bedrooms and bathroom, recently refitted with a modern three piece suite. Both double glazing and electric room heaters have been installed throughout. Externally well maintained communal gardens surround the development and to the rear there is a secure residents car park where this property benefits from one allocated space. An internal viewing is most strongly recommended.

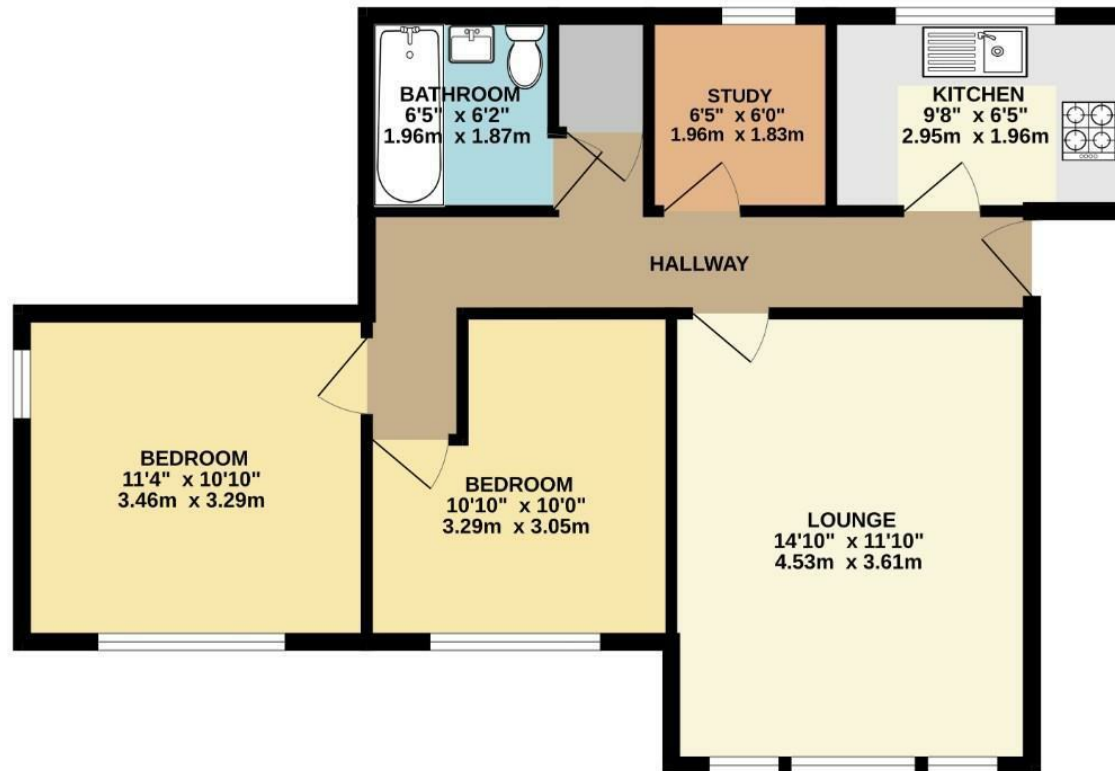
- NO CHAIN
- Superbly presented ground floor apartment
- Two double bedrooms + separate study
- Tastefully updated and decorated by the current owners
- Secure gated off road parking
- Well placed for all local amenities and transport links
- Ideal for young couple / first time buyers
- Move-in ready condition
- Council Tax: A. EPC: 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>71</b>	<b>79</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 	



GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 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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