



*jordan fishwick*

Flat 1, 48 Brundretts Road, Chorlton, M21 9DE

Guide Price £350,000





### The Property

**\*\*\*COMPLETE CHAIN\*\*\*** Positioned within the heart of Chorlton Village on a well regarded road is this superbly presented TWO DOUBLE BEDROOM DUPLEX GARDEN APARTMENT with PRIVATE GATED ENTRANCE, offered for sale in MOVE-IN READY condition having been stylishly decorated throughout by the current owners. This splendid property will prove ideal for a young couple or family and provides spacious, versatile accommodation and boasts a PRIVATE WEST FACING GARDEN, solid stone worktops and window sills as well as engineered Oak flooring throughout. This fine apartment further benefits from being ideally situated for all local amenities, just a short stroll from the vibrant scene of Beech Road and only 0.3 miles from the Metro (Chorlton) providing fast access to both the City Centre and nearby airport. The accommodation briefly comprises: 17ft lounge with full height patio doors opening to the private garden, two well proportioned double bedrooms and bathroom, fitted with a modern three piece suite, feature tiled flooring and ELECTRIC UNDERFLOOR HEATING. Stairs from the living area lead to the lower ground floor OPEN PLAN DINING KITCHEN fitted with solid stone countertops and integrated appliances and access to the reduced height store room providing ample storage space. Externally, a private landscaped garden enjoys a Westerly aspect featuring a particularly impressive decked seating area, large beds with mature trees and shrubbery and lawn. An internal viewing of this fine property is most highly recommended. Sold with a complete chain - the vendors have already had an offer accepted on a property that is sold with no onward chain. Council Tax: A. EPC: C


**Flat 1 48 Brundretts Road,  
Chorlton, Manchester, M21 9DE**  
**Offers Over £350,000**





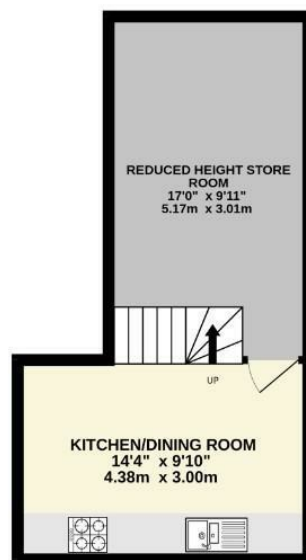
- COMPLETE CHAIN - the vendors have already had an offer accepted on a property that is sold with no onward chain
- Ground floor duplex garden apartment
- 17ft lounge plus open plan dining kitchen
- Spacious, versatile accommodation over two floors
- Private landscaped West facing garden
- Two double bedrooms and bathroom with underfloor heating
- Positioned within the heart of Chorlton on a well regarded road
- Solid stone worktops and engineered Oak flooring throughout
- Short stroll from all local amenities, Beech Road and 0.3 miles to the Metro
- 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>78</b>	<b>78</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 	



LOWER GROUND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



GROUND FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 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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