



jordanfishwick

Flat 22 Dudley Court, Carlton Road, Whalley Range, M16 8DA

Guide Price £195,000



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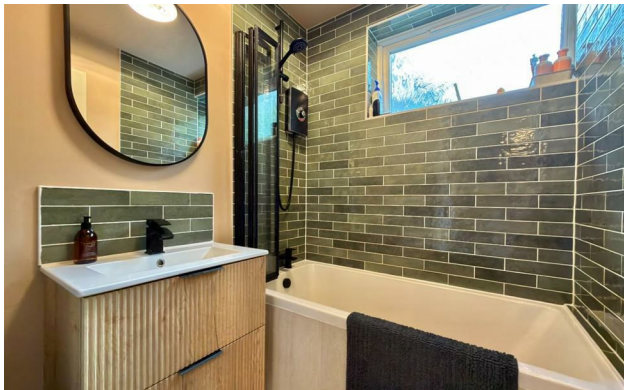
The Property

A delightful, **RECENTLY REFURBISHED TWO BEDROOM FIRST FLOOR APARTMENT** located within a well regarded purpose built development in the leafy suburb of Whalley Range. This splendid property is offered for sale in **MOVE-IN READY** condition having been stylishly updated and decorated throughout by the current owners and benefits from a private **GARAGE** providing **SECURE OFF ROAD PARKING** as well as use of extensive well maintained communal gardens. The property is conveniently positioned only a short stroll from all local amenities, transport links and Alexandra Park and will prove ideal for a young couple or first time buyers. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, spacious entrance hall, **15FT LOUNGE/DINING ROOM** with full height window offering pleasant views over communal gardens, kitchen, main bedroom with views over the rear gardens, second bedroom with fitted wardrobe, recently refitted bathroom and separate w/c with feature tiling. There is ample storage throughout this fine apartment as there are five fitted cupboards plus both double glazing and electric **UNDERFLOOR HEATING** have been installed throughout. Externally, well maintained communal gardens surround the development and have been mainly laid to lawn. An internal viewing of this splendid property is most highly recommended.

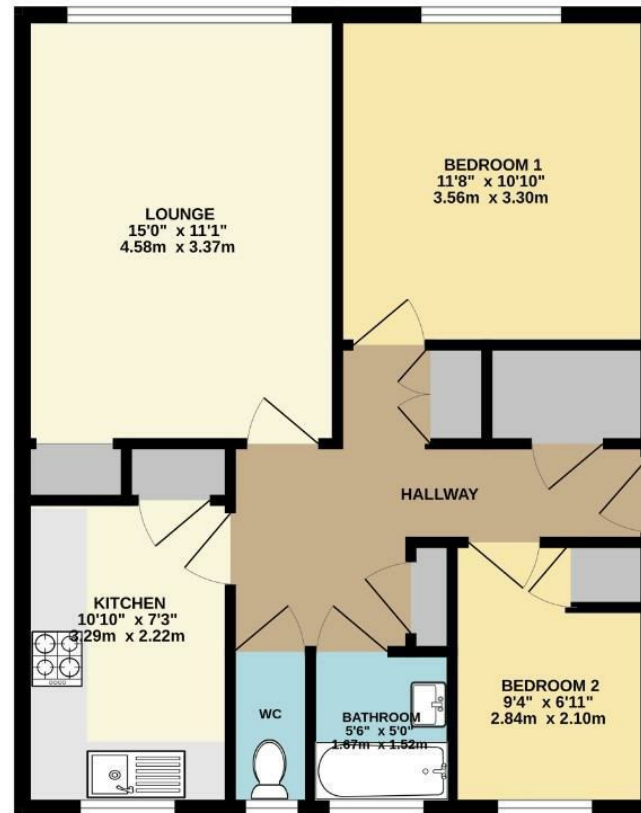
- Superbly presented and recently refurbished first floor apartment
- Well regarded purpose built development with large communal gardens
- Two good sized bedrooms
- 15ft lounge with views with Southerly facing window overlooking communal gardens
- Well placed for all local amenities and transport links
- Recently refitted bathroom and W/C
- Short stroll from Alexandra Park
- Double glazing and electric underfloor heating throughout
- Move-in ready condition



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



FIRST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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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