



*jordan* fishwick

Flat 4, 4 York Road, Chorlton, M21 9HP  
Guide Price £340,000



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Manchester, M21 9HP**

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### The Property

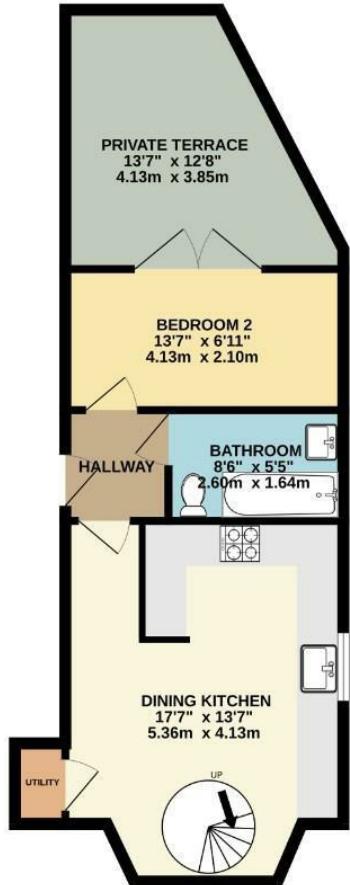
Located with a gated development only a short stroll Chorlton Village and Beech Road is this superbly presented TWO DOUBLE BEDROOM, TWO BATHROOM DUPLEX APARTMENT which benefits from a private SOUTHERLY FACING TERRACE as well as ALLOCATED SECURE OFF ROAD PARKING. This delightful property offers spacious and light accommodation throughout ideal for a young couple/family or those looking to downsize and is positioned only a short stroll from all local amenities and transport links in Chorlton Village, the vibrant scene of Beech Road as well as multiple local schools and parks. The property is offered for sale in MOVE-IN READY condition having been stylishly decorated throughout and further benefits from having many ORIGINAL FEATURES have been retained. The accommodation briefly comprises: communal entrance hallway, spacious lounge with original coving and feature spiral staircase in the large bay window to the lower ground floor accommodation, bedroom one with en-suite shower room + separate w/c and fitted wardrobes. The lower ground floor reveals the stunning open plan dining kitchen with feature tiled splash back and bespoke bench seating, utility cupboard, hallway, main bathroom with modern three piece suite and second bedroom with French patio doors to the private South facing terrace. To the rear of the development there is a second communal hallway with door to the inner hallway and lower ground floor accommodation and the property benefits from one allocated parking space plus a secure bike shed located to the rear of the property behind secure electric gates. Double glazing and gas central heating are both installed throughout and an internal viewing is most highly recommended.

- Immaculately presented duplex apartment
- Two double bedrooms + two bathrooms
- Private Southerly facing terrace
- Allocated, gated off road residents parking + bike shed
- Sought after central Chorlton location
- Move in ready condition + stylishly decorated throughout
- Many original features retained
- Ideally placed for all local amenities and transport links
- Short stroll from Beech Road and multiple parks
- Council Tax: B

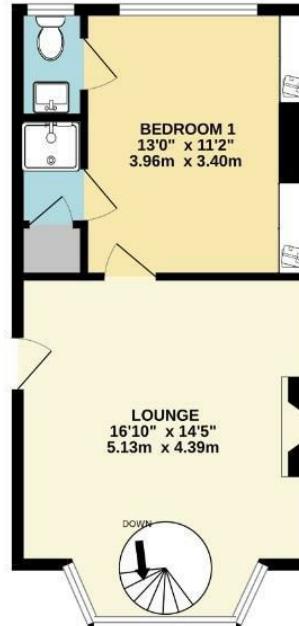


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU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

LOWER GROUND FLOOR  
533 sq. ft. (49.5 sq.m.) approx.



GROUND FLOOR  
412 sq. ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq. ft. (87.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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