



jordan fishwick

Flat 1 Brookview House, Barlow Moor Road, M21 8AU
Guide Price £190,000



The Property

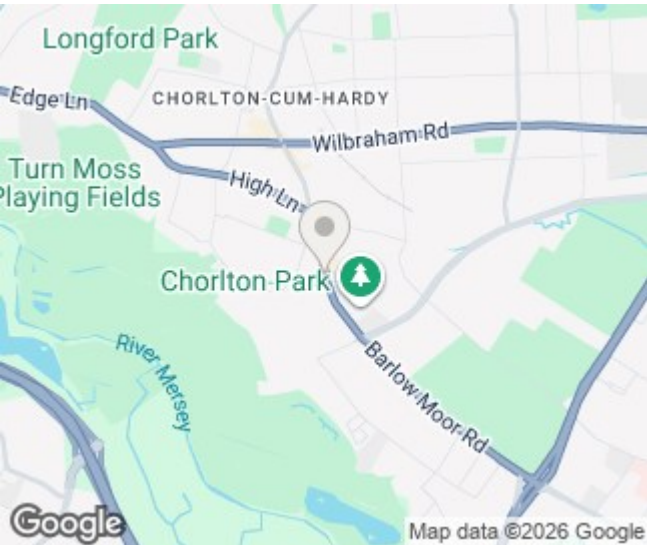
*****NO CHAIN***** A delightful TWO DOUBLE BEDROOM GROUND FLOOR FLAT located within a quiet GATED DEVELOPMENT in the heart of Chorlton Village. This splendid property offers spacious and light accommodation, ideal for a young couple, first time buyer to buy to let investors alike and is conveniently situated only a short stroll from all local amenities and transport links including the Metro, providing fast access to both the city centre and nearby airport, Chorlton Park plus the vibrant scene of Beech Road with its array of independent shops, cafes and restaurants. The property further benefits from use of WELL MAINTAINED COMMUNAL GARDENS located to the rear of the development. The accommodation briefly comprises: communal entrance hallway, spacious entrance hall with two large storage cupboards, lounge/dining room, kitchen, two good sized bedrooms and bathroom fitted with a modern three piece suite. Double glazing and electric room heaters have been installed throughout. To the front of the development is a secure car park whilst to the rear a well maintained communal garden, mainly laid to lawn with mature trees and views over Chorlton Brook. An internal viewing is highly recommended.

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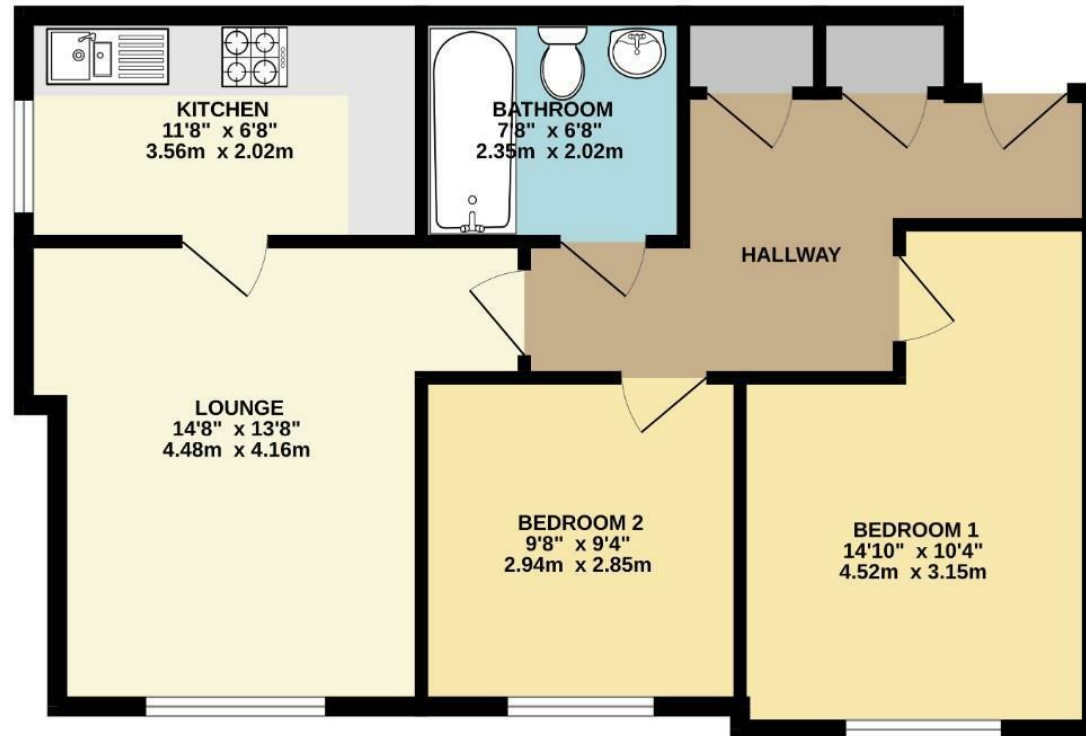
- NO CHAIN
- Well presented and spacious ground floor apartment
- Two good sized double bedrooms
- Quiet gated development in a sought after central Chorlton location
- Secure off road parking
- Well maintained communal gardens
- Ideally located for all local amenities
- Short stroll from Beech Road, Chorlton Park and the Metro
- Ideal first time buy / buy to let
- Council Tax: B. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 626 sq.ft. (58.1 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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