



*Jordan fishwick*

53 Meadow Court, Hackness Road, M21 9HH

Guide Price £185,000

# 53 Meadow Court, Hackness Road, Chorlton, Manchester, M21 9HH

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## The Property

**\*\*\*NO CHAIN\*\*\*NEWLY RENOVATED\*\*\*** An immaculately presented ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT located within a well regarded purpose built development in Chorlton Green only a short stroll from Chorlton Village, Beech Road and Longford Park. This delightful property will prove ideal for a young couple / first time buyer or for those looking to downsize while remaining in a central Chorlton Location and is offered for sale in MOVE-IN READY condition having been tastefully updated throughout by the current owners. The property benefits from OFF ROAD PARKING as well as use of large, well maintained communal gardens and is within walking distance of all local amenities, multiple parks and the Metro which provides fast access to both the city centre and nearby airport. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hallway with multiple large storage cupboards, 15ft lounge with access to the BALCONY, newly fitted kitchen with feature tiled splash back, one spacious double bedroom and bathroom, refitted with a modern three piece suite. Double glazing and electric room heaters have been installed throughout with the lounge featuring brand new heaters which can be controlled remotely via mobile app. Externally, there is ample off road parking available to all residents on a first come, first served basis and lawned communal gardens surround the development. Early viewing is most strongly recommended.

**\*\*NB:** Our vendor is currently in the process of extending the lease for this property - an application has been submitted to extend from 84 years to 999 years\*\*

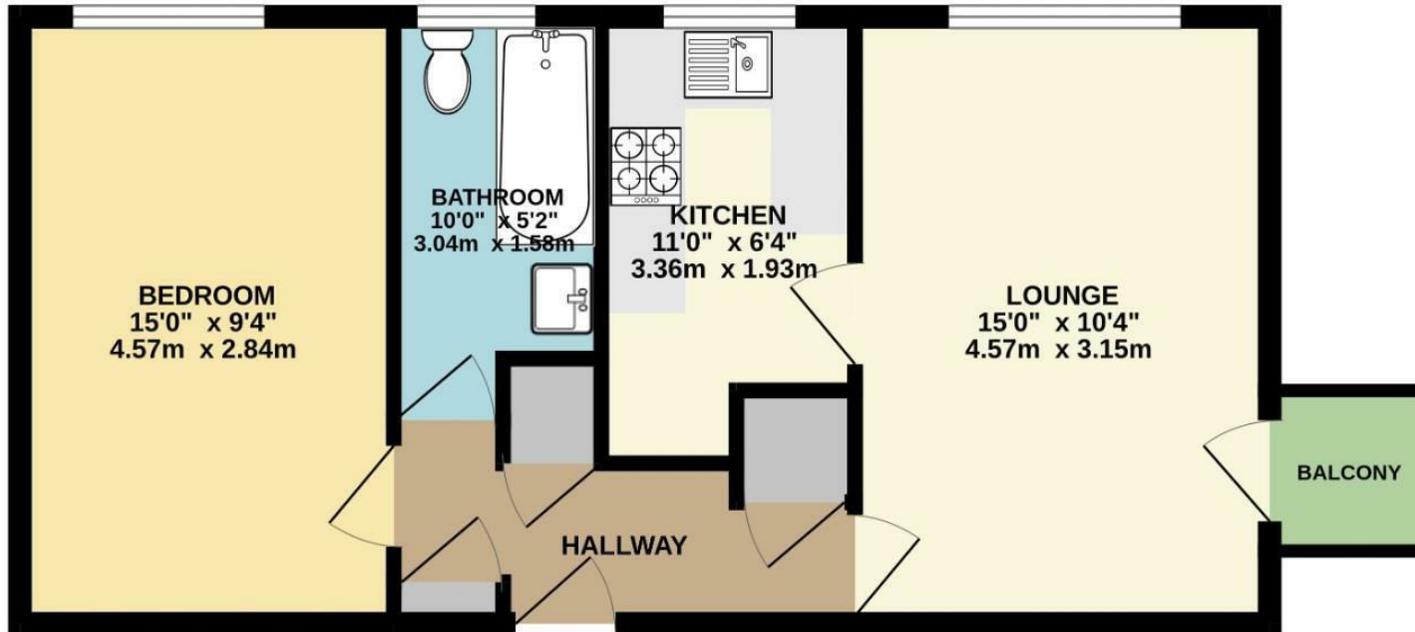
- NO CHAIN
- Newly renovated one double bedroom first floor apartment
- Vendor currently extending the lease from 84 years to 999 years
- Well regarded purpose built development in Chorlton Green
- Off road parking available to all residents
- Walking distance to Chorlton Village, Beech Road and the Metro
- Ideal first time buy
- Short stroll from Longford Park and Ivy Green
- Well maintained communal gardens
- Council Tax: A, EPC rating 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>70</b>	<b>70</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	



FIRST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 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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