



jordan fishwick

Flat 7 Churchfield, Edge Lane, Chorlton M21 9JF

Guide Price £200,000



Flat 7 Churchfield, 8 Edge Lane, Chorlton, Manchester, M21 9JF

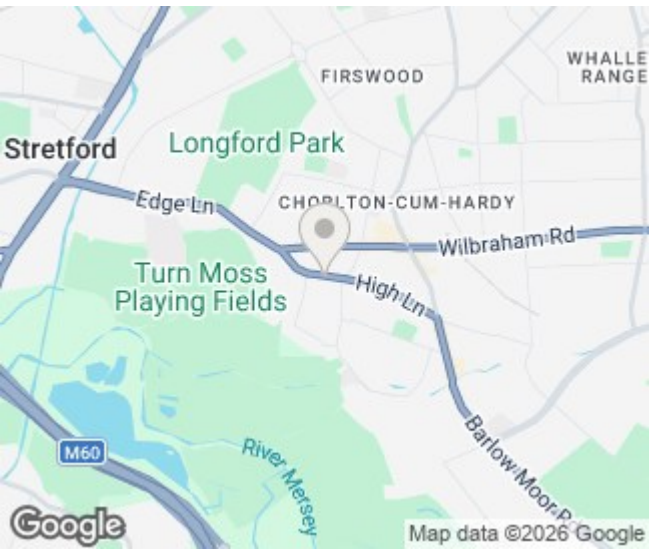
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The Property

*****NO CHAIN***** A larger than average ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT located within a well regarded purpose built development only a short stroll from both Chorlton Village and Beech Road. This delightful property is offered for sale in MOVE-IN READY CONDITION and benefits from a private GARAGE as well as use of well maintained communal gardens. The property offers spacious and light accommodation throughout, ideal for a young couple/first time buyer or those looking to downsize. The accommodation briefly comprises: communal entrance hallway, entrance hall, SIXTEEN FOOT LOUNGE/DINING ROOM with full height window which floods the property with natural light, modern fitted kitchen, one spacious double bedroom with full height FITTED WARDROBES and bathroom fitted with a modern three piece. There is ample storage space throughout with two large cupboards plus an additional store cupboard located across the communal hallway. Double glazing and electric heating has been installed throughout. Externally, well maintained communal grounds surround the development which have been mainly laid to lawn with hedgerow borders and there is ample off road parking available to all residents on a first come, first served basis. An internal viewing is most highly recommended.

- NO CHAIN
- Superbly presented one double bedroom ground floor apartment
- Garage providing secure off road parking
- Well regarded purpose built development
- Walking distance to Chorlton Village and Beech Road
- Ample storage space throughout + additional storage cupboard
- Well maintained communal gardens
- Spacious 16ft lounge + separate dining kitchen
- Ideal first time buy

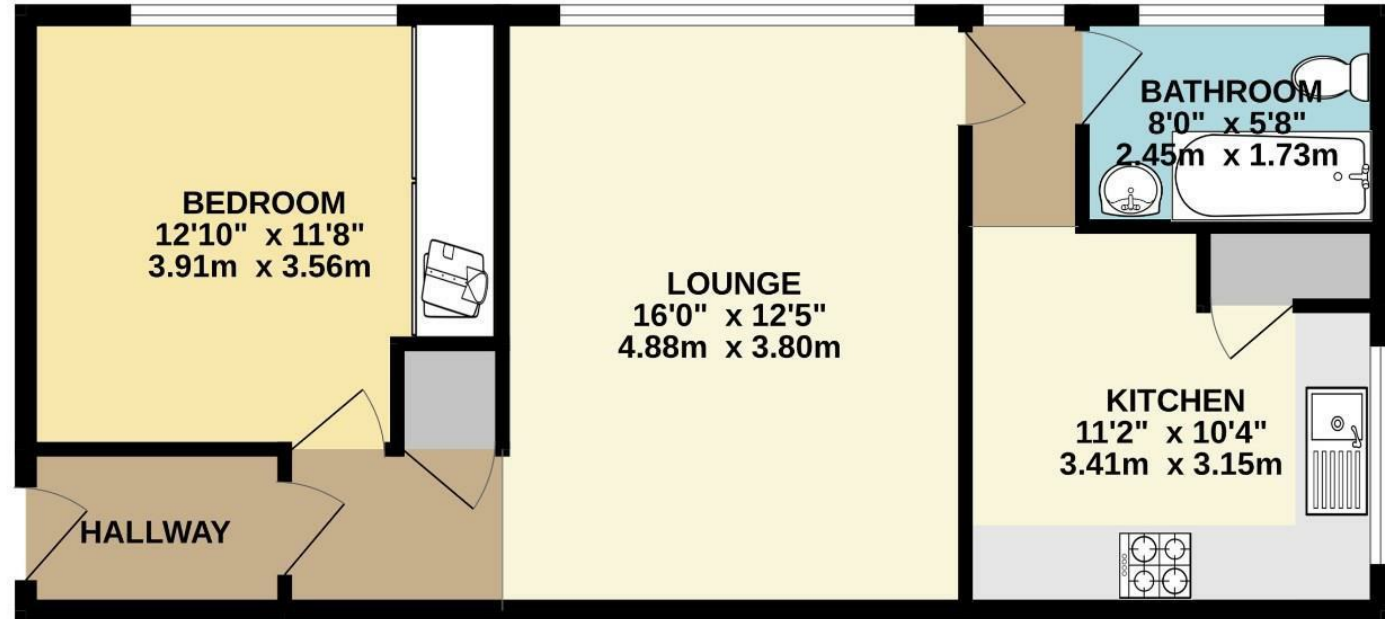


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	72
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR

605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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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