

jordan fishwick

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4 Station Road, Manchester, M32 0NZ

£225,000

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- Immaculate Two Bedroom Apartment
- Two Bathrooms
- Walking Distance to Trafford Park Train Station
- 250 Year Lease from 2021
- EPC Rating C
- Constructed in 2021
- Modern Kitchen/Living Area
- Private Entrance and 2 Private Offroad Parking Spaces
- Council Tax Band A

Tucked away on Station Road in the lively Stretford area of Manchester, this charming apartment offers a wonderful blend of comfort and convenience. Just a short stroll from the peaceful surroundings of Victoria Park and with easy access to the canal, it's perfectly suited to those who enjoy both relaxed and sociable living.

The spacious layout provides flexibility, allowing you to tailor the space to your lifestyle. A modern open-plan kitchen, complete with a washing machine, dishwasher, and electric hob, ensures everyday living is both practical and enjoyable. The property features two generously sized bedrooms and two stylish, recently refurbished bathrooms, each finished with heated towel rails, marble-topped sinks with built-in storage, and LED mirrors.

A key highlight of this home is its private entrance, offering added privacy and security, along with secure bike storage and discreet bin stores. The apartment also benefits from two offroad parking spaces—an uncommon advantage in such a vibrant location—so parking is never a concern.

Moreover, the excellent transport links nearby such as Trafford Road train station, make commuting a breeze, connecting you effortlessly to the wider Manchester area and beyond. Whether you are heading to work or exploring the local amenities, you will find that everything is within easy reach.

With its ideal location, modern features, and ample space, it presents a wonderful opportunity for those looking to settle in a thriving community. Do not miss the chance to make this lovely apartment your new home.





FLOOR PLAN - SECOND FLOOR

Rooms and Dimensions:

- KITCHEN/LIVING ROOM: 26'11" x 13'2" (8.20m x 4.01m)
- BEDROOM 1: 13'2" x 9'10" (4.01m x 3.00m)
- BEDROOM 2: 9'6" x 7'3" (2.90m x 2.21m)
- BATHROOM: 7'7" x 5'11" (2.30m x 1.80m)
- KITCHENETTE: 6'7" x 5'2" (2.00m x 1.50m)
- BALCONY: 4'0" x 1'0" (1.20m x 0.30m)

Other Features:

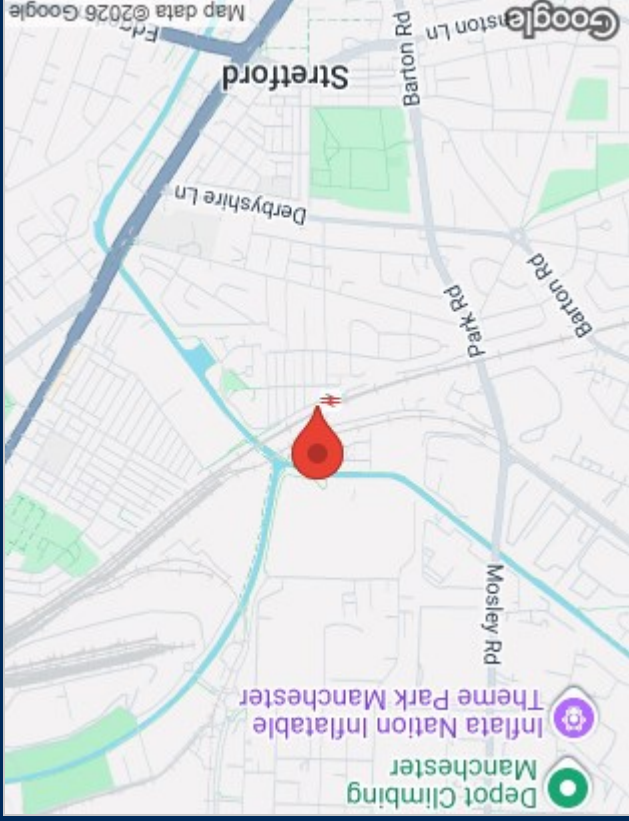
- Staircase: DOWN
- Entrance: 4'0" x 1'0"
- Storage: 4'0" x 1'0"

Scale: 1" = 1'0"

North Arrow: (Indicated by a line pointing towards the top of the plan)

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Blueprints 2020.

TOTAL FLOOR AREA: 770 sq ft (71.5 sq m) approx.



Location Map