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*Jordan fishwick*

Flat 2, 48 Brundretts Road, Chorlton, M21 9DE

Guide Price £285,000



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Chorlton, Manchester, M21 9DE**

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### The Property

**\*\*\*NO CHAIN\*\*\*** Located in the HEART OF CHORLTON VILLAGE is this simply delightful and MOVE-IN READY TWO DOUBLE BEDROOM FIRST FLOOR APARMENT converted in 2020 by award winning local developer Armistead Property Limited. This splendid property offers spacious and light accommodation throughout, ideal for a young couple/first time buyer and boasts engineered OAK FLOORING throughout as well as solid GRANITE WORKTOPS and window sills. The property is ideally situated for all local amenities being only a short stroll from Chorlton Village, the vibrant scene of Beech Road and 0.3 miles from the Metro (Chorlton) providing 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, OPEN PLAN LIVING/DINING/KITCHEN with large BAY WINDOW and modern fitted kitchen with integrated appliances and granite countertops, two good sized bedrooms, bathroom fitted with a modern three piece suite, feature tiling and UNDERFLOOR HEATING, useful utility cupboard. Double glazing and gas central heating have been installed throughout and an internal viewing of this superb apartment is most strongly recommended.

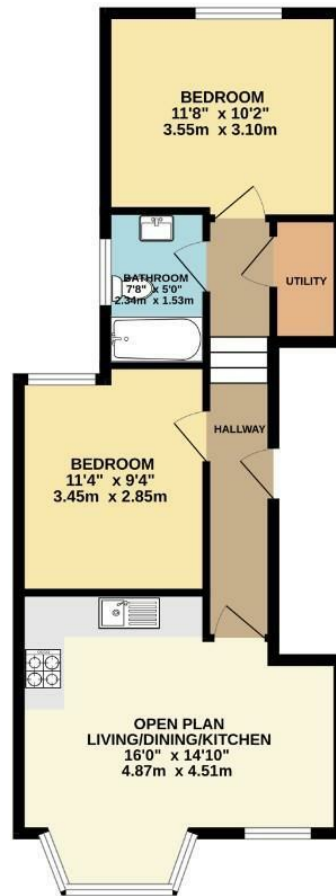
- NO CHAIN
- Two double bedroom first floor apartment
- Highly sought after central Chorlton location
- Walking distance from all local amenities and Beech Road
- 0.3 miles to the Metro (Chorlton)
- Move-in ready condition
- Ideal first time buy or investment property
- Solid stone worktops and engineered Oak flooring throughout



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>73</b>	<b>80</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  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.2 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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