



Jordan fishwick

Flat 15 Shanklin House, Shanklin Close, M21 9NH

Guide Price £189,000



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The Property

*****NO CHAIN***** A light and spacious ONE DOUBLE BEDROOM TOP (second) FLOOR FLAT located within a desirable purpose built development nestled at the end of a quiet CUL-DE-SAC ONLY a few minutes walk from both Chorlton Village and Longford Park. This delightful property benefits from a private GARAGE providing secure off road parking as well as pleasant views over landscaped communal gardens and will prove ideal for a young couple/first time buyer or investors alike. The property further benefits from being situated only a short stroll from all local amenities and transport links in Chorlton Village, multiple parks plus the vibrant scene of Beech Road with its array of independent shops, cafes and restaurants. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, entrance hall with large fitted storage cupboards, spacious lounge with full height window overlooking the communal gardens, kitchen with modern fitted units, generous double bedroom with full height fitted wardrobes and bathroom, fitted with a three piece suite with over bath shower. Double glazing and electric heating have been installed throughout and the property further benefits from an additional storage cupboard off communal hallway located opposite the front door. Externally there are landscaped communal gardens which enjoy a Westerly aspect and the garages are located to the rear of the development. An internal viewing is most highly recommended.

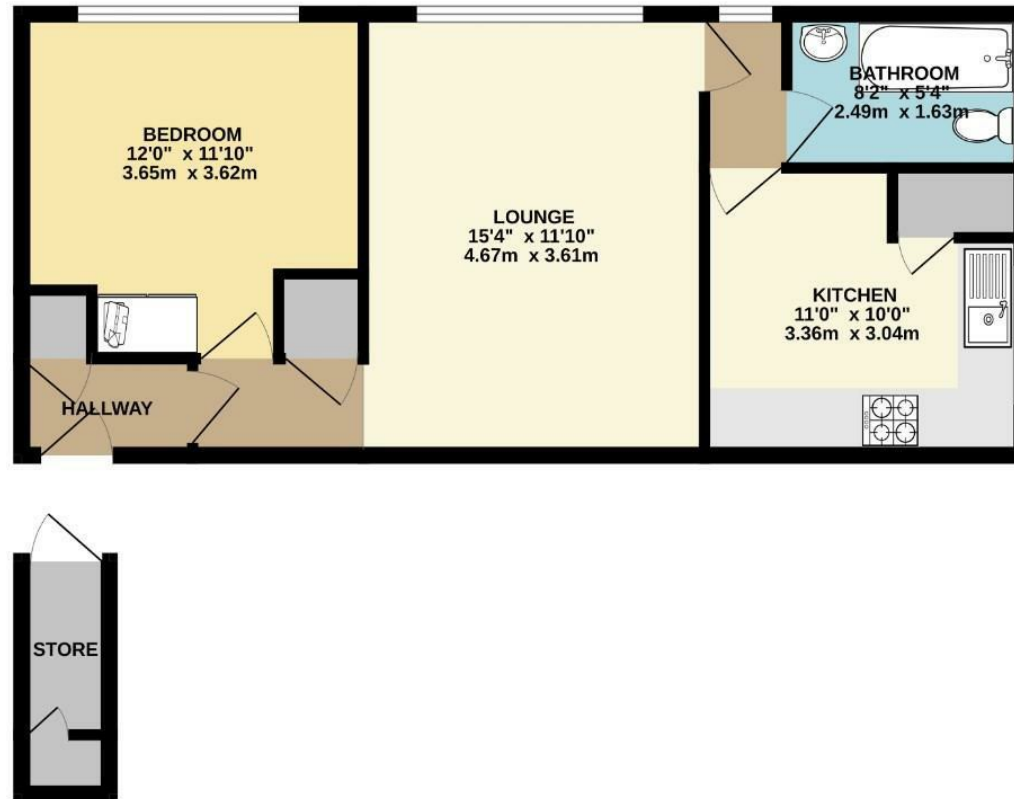
- NO CHAIN
- One double bedroom top (second) floor flat
- Private garage providing secure off road parking
- Quiet residential cul-de-sac
- Well maintained Westerly facing communal gardens
- Additional large storage cupboard off communal hallway (opposite front door)
- Well regarded purpose built development
- Short stroll from Chorlton Village and Longford Park
- Walking distance from the Metro and Beech Road
- Council Tax: A. EPC: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



SECOND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.8 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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