



jordan fishwick

Flat 6 Saxon Lodge, 8 Woodlands Road, M16 8WR

Guide Price £195,000



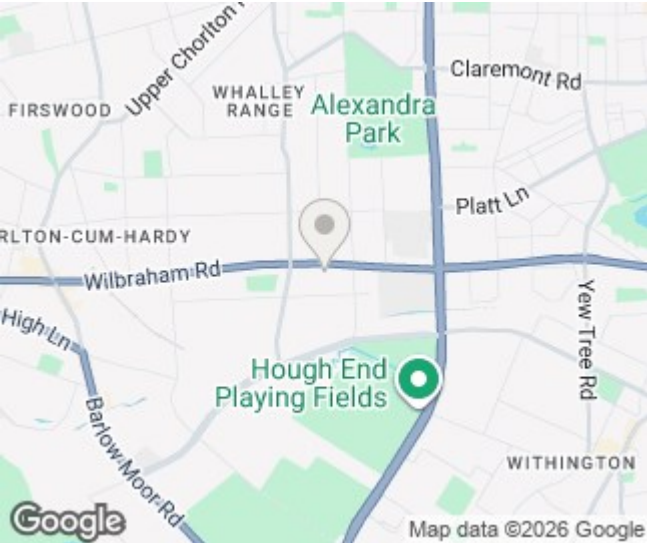
The Property

Located to the rear of a secure GATED DEVELOPMENT of only 7 apartments is this superbly presented, TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT located within walking distance from Chorlton Village and Alexandra Park. This delightful apartment provides spacious and light accommodation throughout, ideal for a young couple or first time buyer and benefits from ALLOCATED OFF ROAD PARKING as well as being conveniently situated only a short stroll from all local amenities and transport links. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, entrance hall, spacious lounge with large Westerly facing window open to the kitchen fitted with shaker style units, spacious main bedroom with large bay window and EN-SUITE shower room, second good sized bedroom and main bathroom, fitted with a three piece suite. Both double glazing and gas central heating have been installed and internal viewing is most highly recommended.

**Flat 6 Saxon Lodge, 8
Woodlands Road, Whalley
Range, Manchester, M16 8WR**
Guide Price £195,000



- Superbly presented first floor apartment
- Two good sized bedrooms and two bathrooms
- Secure gated development
- Walking distance to Chorlton Village and Alexandra Park
- Allocated off road parking
- Well placed for all local amenities and transport links
- Spacious and light accommodation throughout
- Ideal first time buy



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



SECOND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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