

First Floor Flat (Flat 1) 45 Hartington Road, Chorlton, Manchester, M21 8UZ



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Offers In The Region Of £220,000

2 1 1 C

VIDEO TOUR AVAILABLE A delightful and well proportioned, TWO BEDROOM, first floor apartment. Situated on a highly popular tree lined road in Chorlton. Within walking distance of Chorlton's vibrant centre, offering independent shops, local amenities, well-regarded primary schools, parks, and the Metrolink station on Wilbraham Road at Morrison's, providing direct links to the city centre, Manchester International Airport and Media City. In brief the apartment consists of; A communal entrance hall with stairs leading to all floors, a private entrance hall, two good sized bedrooms, a white three-piece bathroom suite, a good-sized lounge benefitting from a bay-window, and a fitted kitchen completing this fantastic apartment. Other benefits include gas fired central heating, an intercom system, a shared resident carpark to the rear, and a private off road parking space to the front aspect for this apartment.





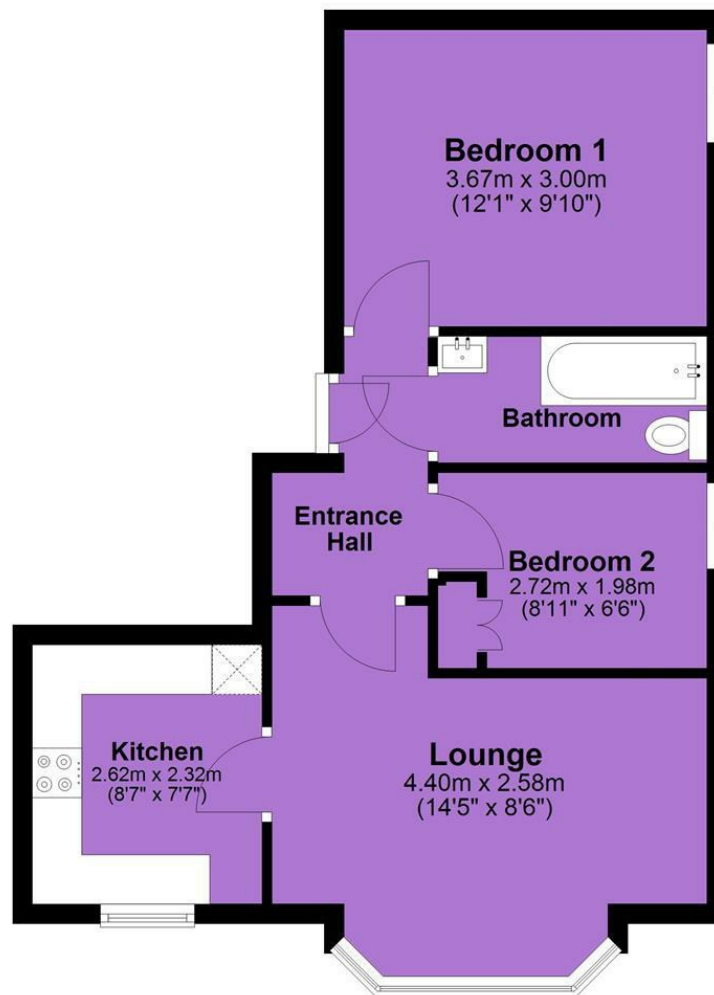
EPC Chart

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		
	70	74
England & Wales		EU Directive 2002/91/EC 

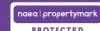


Tenure: **Leasehold** Council Tax Band: **A**

First Floor



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