



*jordan fishwick*

Flat 1, 5 Hastings Avenue, Chorlton, M21 9JS

Guide Price £210,000





### The Property

A simply delightful ONE DOUBLE BEDROOM DUPLEX APARTMENT located on a well regarded CUL-DE-SAC in the heart of Chorlton Village. Ideally placed within walking distance of all local amenities, the Metro and Beech Road, this delightful apartment offers spacious and light accommodation over two floors ideal for a young couple / first time buyer. The property further benefits from OFF ROAD PARKING and is offered for sale in MOVE-IN READY condition having been tastefully decorated throughout by the current owners. The accommodation briefly comprises: communal entrance hallway, entrance hall, 18ft open plan living/dining/kitchen with large bay window and shaker style units. Stairs leading to the lower ground floor hallway reveal a spacious double bedroom with bay window and bathroom, fitted with a modern three piece suite. Double glazing and gas central heating have been installed throughout. Externally, the property benefits from allocated parking located to the rear of the development as well as use of the communal lawn gardens. An internal viewing is most highly recommended.

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Chorlton, Manchester, M21 9JS**  
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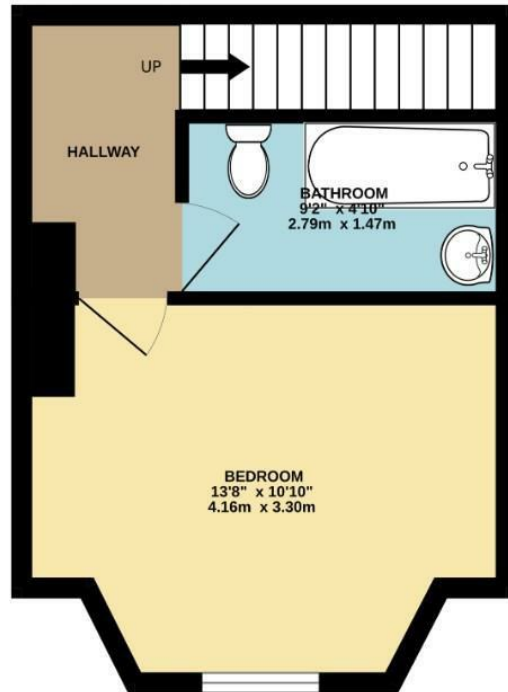
- Well presented duplex apartment
- One spacious double bedroom
- 18ft open plan living/dining/kitchen
- Quiet CUL-DE-SAC only a short stroll from Chorlton Village, Beech Road and the Metro
- Off road parking
- Beautiful converted period property
- Move-in ready condition
- Ideal for young couple / first time buyer
- Council Tax: A. EPC: C



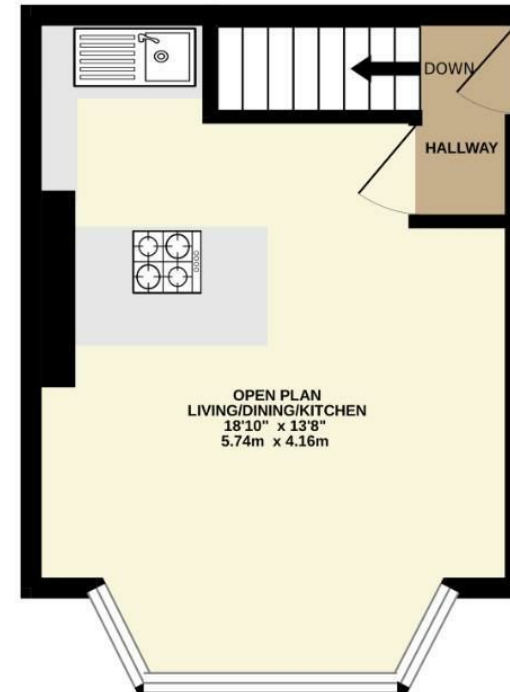
| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         |                                                                                                             |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            | 70      | 79                                                                                                          |
| (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  |



LOWER GROUND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



UPPER GROUND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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