



*Jordan fishwick*

Flat 4, 4 York Road, Chorlton, M21 9HP

Guide Price £310,000



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Manchester, M21 9HP**

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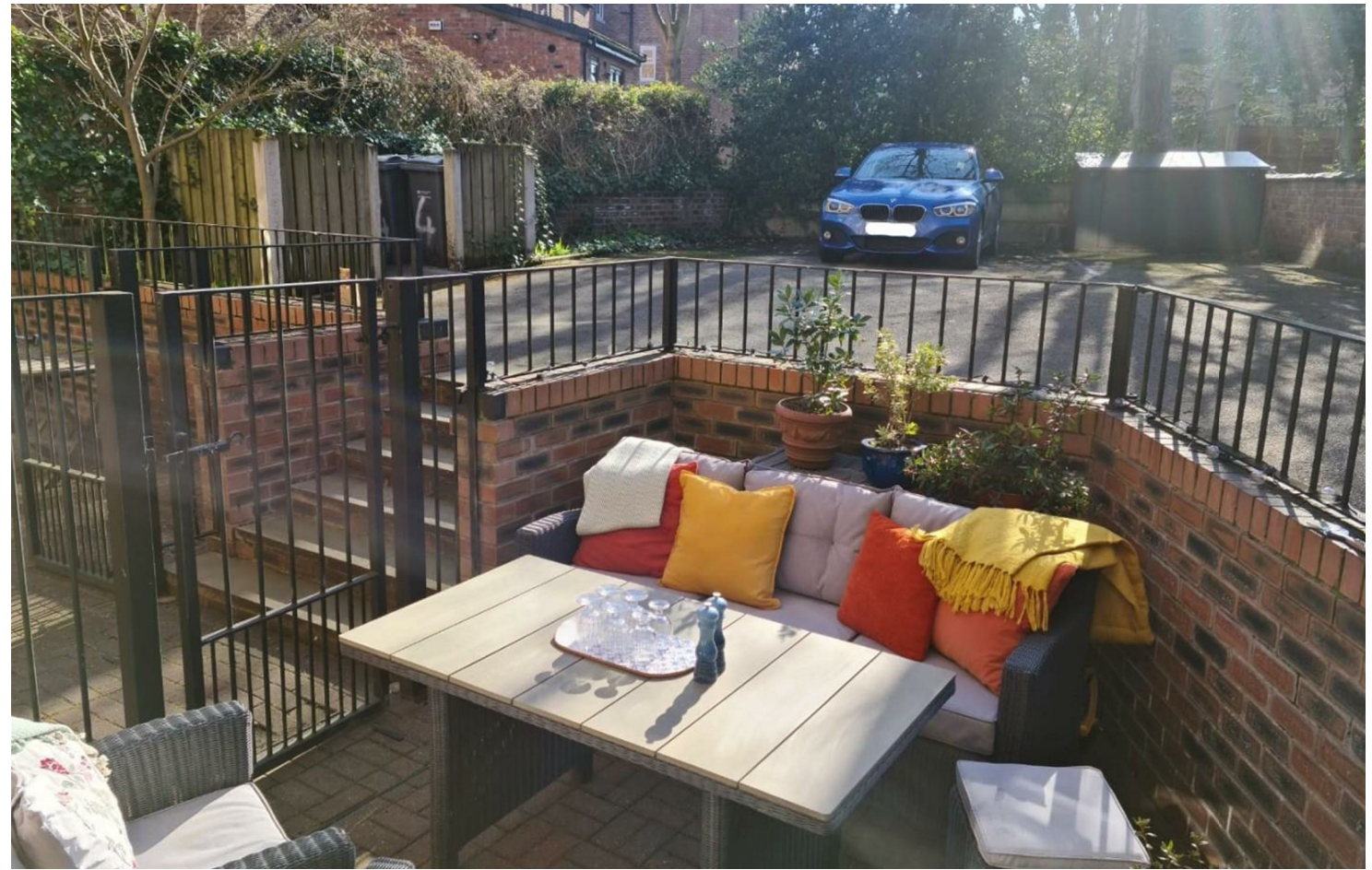
### The Property

Located only a stone's throw from Chorlton Village, an immaculately presented TWO DOUBLE BEDROOM, TWO BATHROOM DUPLEX APARTMENT, benefitting from both a PRIVATE SOUTH FACING TERRACE and ALLOCATED GATED OFF ROAD PARKING! This delightful property is offered for sale in move-in ready condition, having been well maintained and updated by the current owners with a newly fitted kitchen with integrated appliances and tasteful decor throughout. With ORIGINAL FEATURES such as the decorative coving and high ceilings this delightful apartment is not one to be missed. The accommodation briefly comprises: communal entrance hallway, spacious lounge with original coving and feature spiral staircase in the large bay window to the lower ground floor accommodation, bedroom one with en-suite shower room + separate w/c and fitted wardrobes. The lower ground floor reveals the stunning refitted open plan dining kitchen with feature tiled splash back, utility cupboard, hallway, main bathroom with modern three piece suite and second bedroom with French patio doors to the private South facing terrace. The property benefits from one allocated parking space located to the rear of the property behind secure electric gates. To the rear of the development there is a second communal hallway with door to the inner hallway and lower ground floor accommodation. Conveniently placed for all local amenities, Beech Road and the Metro and ideal for a young couple or first time buyers. Double glazing and gas central heating are both installed throughout and an internal viewing is most highly recommended.

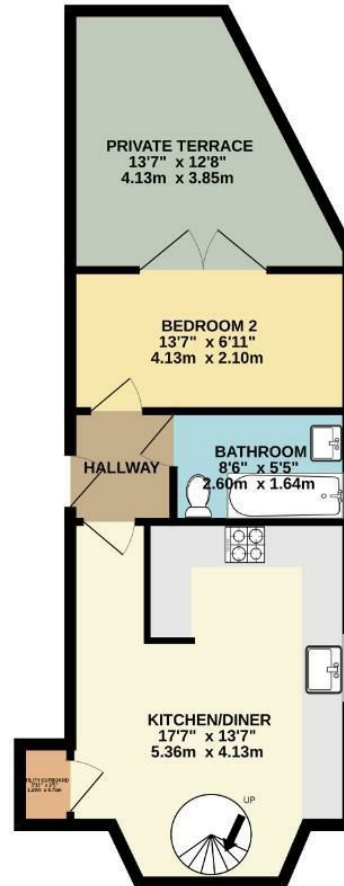
- Stunning duplex apartment within a period property
- Two double bedrooms and two bathrooms
- Move-in ready condition
- Recently refitted kitchen and refurbished bathrooms
- Private South facing terrace
- Highly regarded and sought after road
- Ideally placed for all local amenities and transport links
- Allocated, gated off road residents parking
- Double glazing and gas central heating



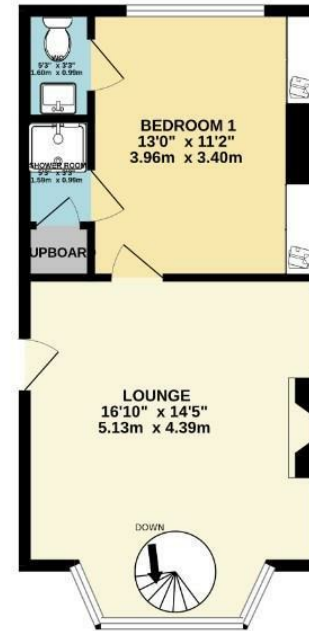
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



LOWER GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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