



***Jordan fishwick***

10 Lyndhurst Court, Whitelow Road, Chorlton, M21 9RS

Guide Price £305,000



**Apt 10 Lyndhurst Court, 22-24  
Whitelow Road, Chorlton,  
Manchester, M21 9RS**  
**Guide Price £305,000**




### The Property

Situated on a highly regarded road located just a minutes walk from Chorlton Village, a superbly presented first/second floor TWO DOUBLE BEDROOM DUPLEX APARTMENT boasting over 900 SQFT accommodation. This delightful property is situated within the sought after Lyndhurst Court development on Whitelow Road and benefits from use of the well maintained, LANDSCAPED WEST FACING COMMUNAL GARDENS as well as an ALLOCATED PARKING SPACE within a secure gated car park. This delightful property will prove ideal for a young couple or family due to the space and accommodation offered. Briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hall, NINETEEN FOOT OPEN PLAN LIVING/DINING/KITCHEN with modern fitted units. To the second floor there are two excellently proportioned double bedrooms, both with dressing area with fitted wardrobes and the main benefitting from an en-suite shower room, main bathroom with fitted three piece suite and over bath shower and an additional storage cupboard. The property is heated via electric central heating and double glazing has been installed throughout. An internal viewing is most highly recommended.

- Beautifully presented DUPLEX apartment
- Two double bedrooms and two bathrooms
- Highly regarded Village centre location
- Secure gated off road parking
- Landscaped West facing communal gardens
- 19ft open plan living/dining/kitchen
- Stunning period building
- Ideally situated for Chorlton Village and all local amenities, including the Metro
- Short walk to Beech Road
- Ideal for a young couple/family



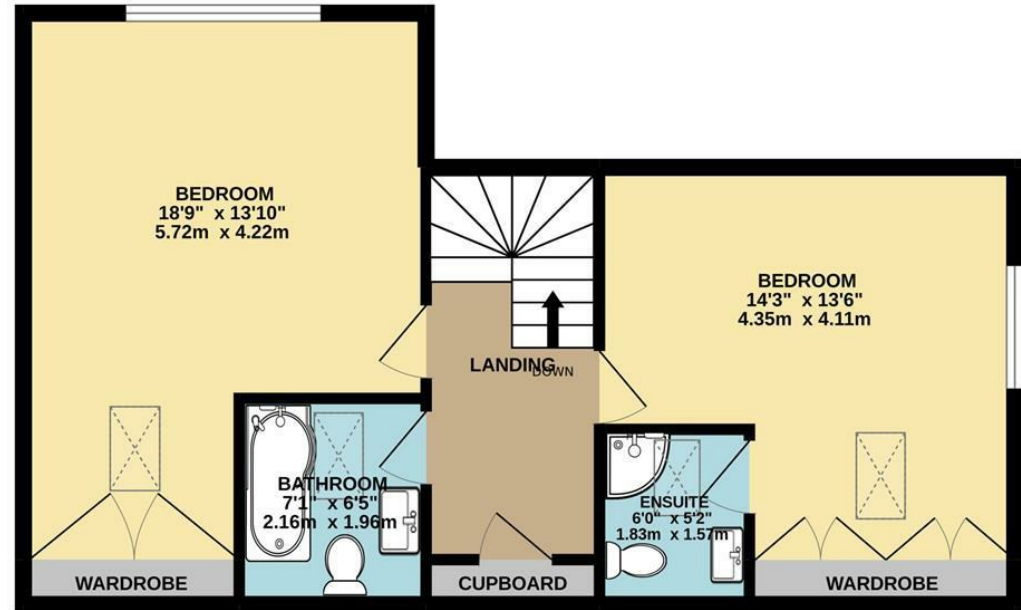
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



2ND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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