



Jordan fishwick

Flat 18 Ollerton Court, 175 Manchester Road, M16 0ED
Guide Price £200,000



The Property

A beautifully presented TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT located within a well regarded GATED DEVELOPMENT on the outskirts of Chorlton Village, only a few minutes walk from all local amenities and transport links. This splendid property boasts a newly fitted kitchen and SECURE, ALLOCATED RESIDENTS PARKING and will prove ideal for a young couple, first time buyer or buy to let investors alike. The accommodation briefly comprises: communal entrance hallway, entrance hall, NINETEEN FOOT OPEN PLAN LIVING/DINING/KITCHEN with modern navy blue shaker style units and Juliette balcony, inner hall, nineteen foot main bedroom, second double bedroom with square bay window and bathroom, fitted with a modern three piece suite and tiled walls and flooring. The property is positioned to the rear of the development and is offered for sale in MOVE-IN READY condition. Double glazing and electric panel heaters have been installed throughout and an internal viewing is most highly recommended.


**Flat 18 Ollerton Court, 175
Manchester Road, Whalley
Range, Manchester, M16 0ED**

Guide Price £200,000



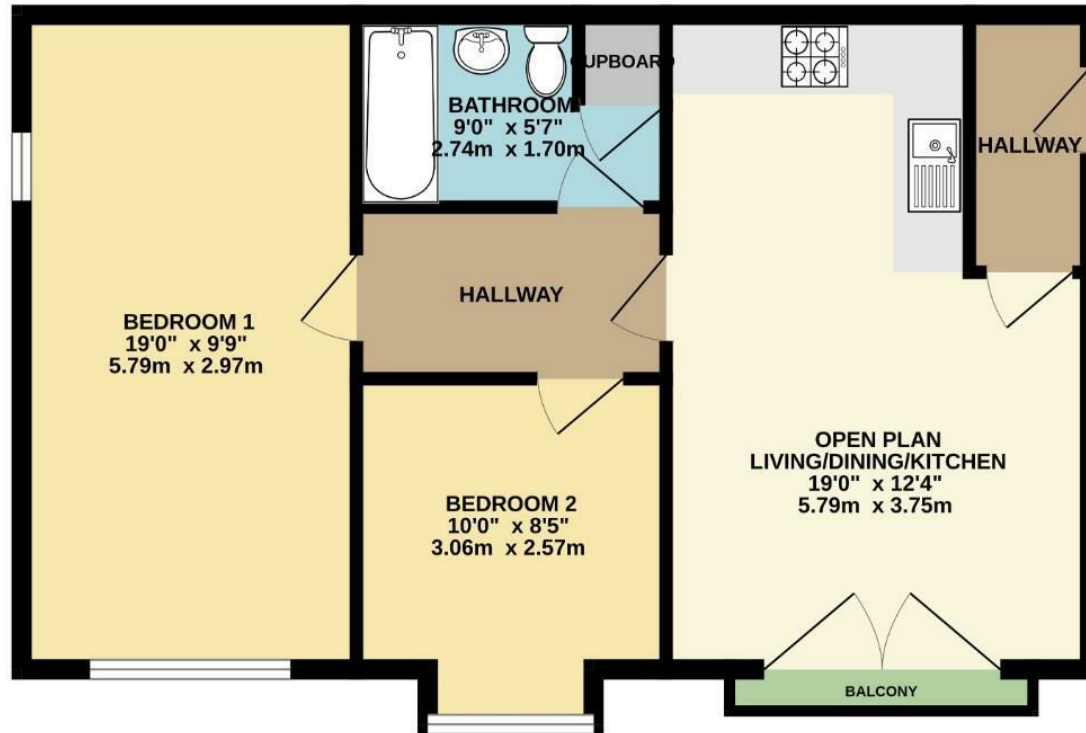
- Beautifully presented ground floor apartment
- Two double bedrooms
- 19ft open plan living/dining/kitchen
- Secure gated development
- Allocated off road parking
- Outskirts of Chorlton Village
- Short walk to all local amenities and transport links
- Newly fitted kitchen
- Double glazing and electric heating
- Ideal for young couple or first time buyers



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(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 	



GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.7 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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