



Jordan fishwick

Flat 11 Manor Court, Manor Drive, Chorlton, M21 7JU

Guide Price £135,000

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Manor Drive, Chorlton,
Chorlton, M21 7JU**

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The Property

*****NO CHAIN***** A superbly presented and **RECENTLY RENOVATED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT** located within the well regarded Manor Court development, available only to those over 55. This delightful warden assisted property is one of few within the development that benefits from a **PRIVATE ENTRANCE** and is offered for sale in **MOVE-IN CONDITION**, having been tastefully renovated by the current owner. Ideally placed for both Chorlton and Didsbury Village centres and just a stone's throw from all local amenities and Chorlton Waterpark, this fine apartment will prove ideal for those looking to downsize whilst remaining in the Chorlton area. The accommodation briefly comprises: communal entrance hallway, entrance hall, spacious lounge/dining room with full height French patio doors opening to the communal gardens to the front of the development, kitchen, newly fitted with bottle green base units, two double bedrooms, both with full height fitted wardrobes, and recently refitted shower room with a modern three piece suite. Double glazing and electric heating throughout. The property further benefits from custom plantation style shutters and new flooring throughout. Externally, well maintained and secure communal gardens surround the development. There is also a private residents car park providing **OFF STREET PARKING**. Residents further benefit from use of a communal library and lobby area with seating and function room with kitchen facilities, laundry room and there is a guest suite available upon request. An internal viewing of this fine property is most highly recommended. Sold with no onward chain.

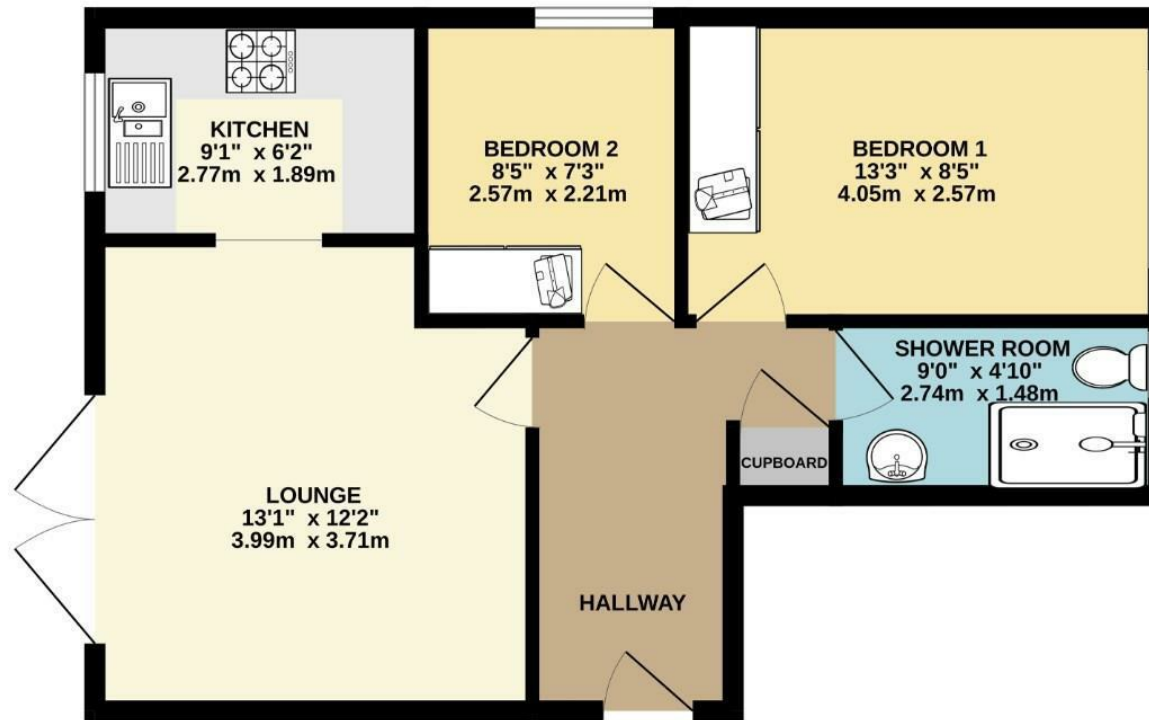
- NO CHAIN
- Superbly presented ground floor apartment with private entrance
- Recently renovated
- Highly regarded tree lined road ideally placed for both Chorlton and Didsbury
- Short walk to Chorlton Water Park
- Communal library and lobby area, function room with kitchen facilities and laundry room
- Well maintained communal gardens and off road parking
- Warden assisted and only available to over 55s



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 500 sq.ft. (46.5 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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