



Jordan fishwick

17 Anchorside Close, Chorlton, M21 8AR
Guide Price £235,000

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The Property

*** NO CHAIN*** Located on a quiet residential CUL-DE-SAC only a short walk from Chorlton Village and the Metro is this well presented TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT benefitting from both ALLOCATED OFF ROAD PARKING and a PRIVATE ENTRANCE. This splendid property provides spacious accommodation throughout, ideal for a young couple or first time buyer and is ideally placed for all local amenities, transport links and parks. The accommodation briefly comprises: covered porch, entrance hallway, spacious lounge/dining room with views over Chorlton brook, kitchen, two double bedrooms, the main benefiting from full height fitted wardrobes and shower room, fitted with a modern three piece suite. There are two large storage cupboards within the property and one external store. There is an allocated parking space to the front and well maintained communal gardens with views over Chorlton Brook and surrounding woodland. Both double glazing and gas central heating are installed throughout and an internal viewing is most highly recommended. Sold with no onward chain.

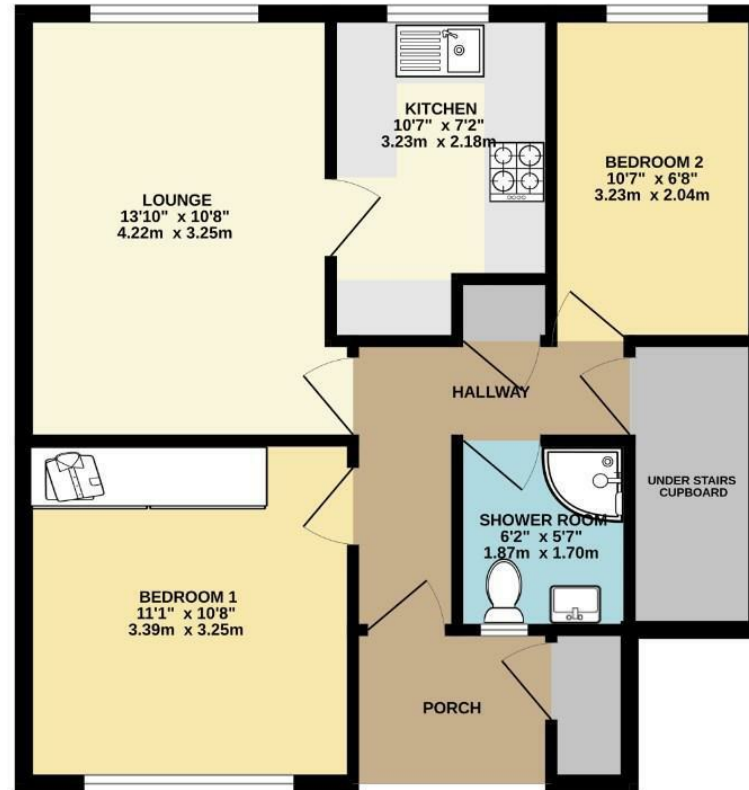
- NO CHAIN
- Beautifully presented ground floor apartment
- Quiet residential CUL-DE-SAC
- Allocated off road parking
- Short walk from Chorlton Village, Beech Road and the Metro
- Two double bedrooms
- Views over Chorlton Brook
- Well maintained communal gardens
- Ideal first time buy
- Double glazing and gas central heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 573 sq.ft. (53.3 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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