



Jordan fishwick

Flat 15 Woodlawn Court, Whalley Range, M16 9RH

Guide Price £220,000

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The Property

A delightful TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT located within the highly regarded Woodlawn Court development in the leafy suburb of Whalley Range. This splendid property will prove ideal for a young couple or family, offering spacious and light accommodation throughout and boasts ALLOCATED OFF ROAD PARKING for one vehicle. Located within walking distance to all local amenities, transport links including the Metro as well as multiple schools and parks, this delightful property is not one to be missed. The accommodation briefly comprises: communal entrance hallway with stairs to the first floor landing, entrance hall, SIXTEEN FOOT LOUNGE/DINING ROOM with large window overlooking the communal grounds, kitchen with solid wooden worktops and large fitted pantry cupboard and slate tile flooring, FOURTEEN FOOT MAIN BEDROOM with ample space for a super king size bed, second spacious double bedroom benefitting from fitted wardrobes and bathroom, fitted with a three piece suite and over bath shower. The property further benefits from access to a shared balcony with two private, secure storage cupboards. Externally, well maintained grounds surround the development, available for use by all residents which are centred around a large open green space. An internal viewing is most highly recommended.

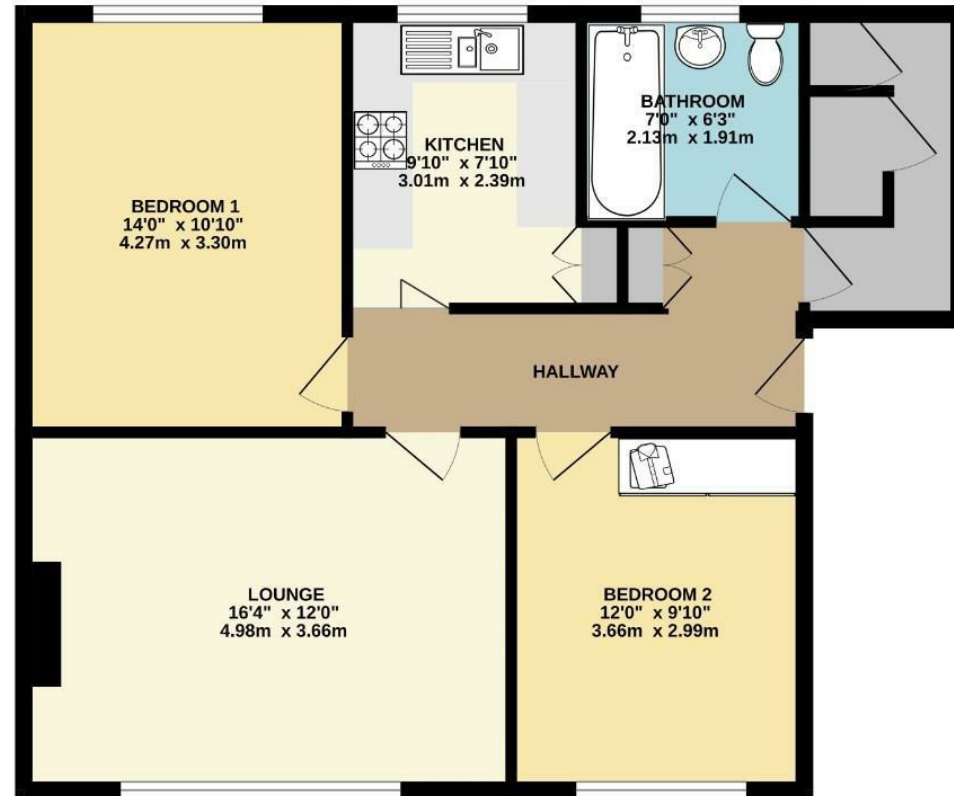
- Well presented first floor apartment
- Allocated off road parking
- Extensive well maintained communal gardens
- Larger than average two double bedroom apartment
- Ideal for a young couple or family
- Located within walking distance to all local amenities and transport links
- 16ft living/dining room
- Two secure external storage cupboards
- Share of Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 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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