



Jordan fishwick

43 Crystal House Withington Road, M16 8BA

Guide Price £150,000



The Property

NO CHAIN Located within a well regarded, purpose built GATED DEVELOPMENT in the leafy suburb of Whalley Range is this superbly presented ONE DOUBLE BEDROOM DUPLEX APARTMENT, boasting spacious and light accommodation throughout. Ideal for first time buyers or buy to let investors alike (option to purchase with vacant possession or with tenant in situ) this splendid property is offered for sale in MOVE-IN READY condition and benefits from ALLOCATED OFF ROAD PARKING as well as being within walking distance to all local amenities, transport links and Alexandra Park. The accommodation briefly comprises: communal entrance hallway with secure bike storage and stairs to second floor landing, 18FT OPEN PLAN LIVING/DINING/KITCHEN with views over the communal gardens to the rear of the development, spiral staircase to the third floor which reveals one well proportioned double bedroom with walk in wardrobe, shower room fitted with a modern three piece suite and large landing with space ideal for use as a home office. Double glazing has been installed throughout and the property is heated by electric storage heaters. This splendid property further benefits from a particularly quiet position to the rear of the development, having neighbours joining only to one side and given the duplex nature of the development, the living area for the apartment beneath is three storeys below the bedroom. An internal viewing of this fine home is most highly recommended. Sold with no onward chain.

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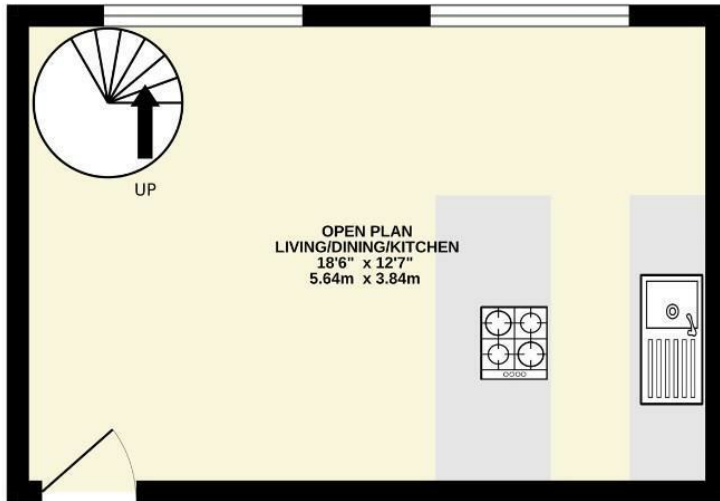
- NO CHAIN
- Well presented one double bedroom DUPLEX apartment
- 18ft open plan living/dining/kitchen
- Gated development
- Allocated off road parking viewable from the apartment, and secure indoor bicycle parking
- Located to the quiet and secluded rear of the development
- Southerly facing feature windows with leafy views over the communal gardens
- Walking distance to all local amenities, transport links and Alexandra Park
- Ideal first time buy / investment property
- Offered for sale with vacant possession or with tenant in Situ



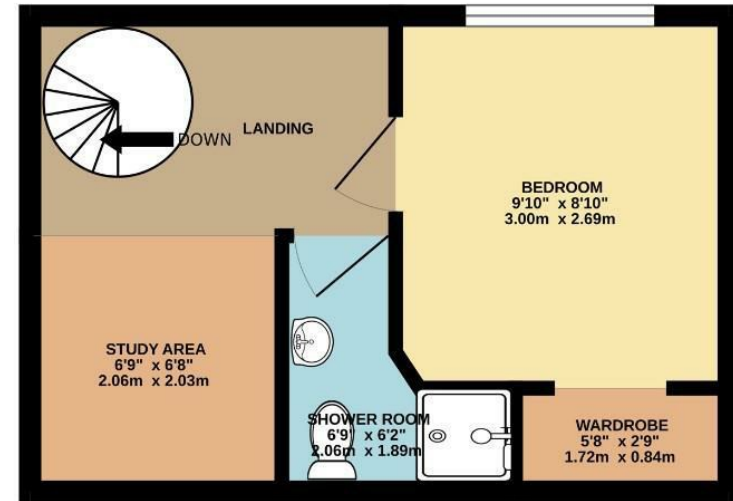
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



2ND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



3RD FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 466 sq.ft. (43.3 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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