



*Jordan fishwick*

82 Chelsfield Grove, Chorlton, M21 7BD

Guide Price £215,000



## 82 Chelsfield Grove, Chorlton, Manchester, M21 7BD

Guide Price £215,000



### The Property

\*\*\*NO CHAIN\*\*\* Located within a well regarded purpose built development only a short walk from Chorlton Village and the Metro is this well presented TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT providing spacious and light accommodation throughout, ideal for a young couple, first time buyer or buy to let investors alike. This delightful property is situated at the end of a quiet residential CUL-DE-SAC and benefits from both ALLOCATED OFF ROAD PARKING as well as enjoying a Southerly aspect. Located only 0.2 miles from the Metro (St Werburgh's Road) this splendid property is ideally placed for those requiring fast access to the City Centre and Airport as well as being within walking distance to multiple local schools, parks and all local amenities in Chorlton Village. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hallway, 15ft lounge/dining room with bay window open to the kitchen, spacious main bedroom with full height FITTED WARDROBES, second double bedroom and bathroom, fitted with a modern three piece suite with over bath shower. Double glazing and electric heating throughout. Externally, there are well maintained communal gardens and residents car park surround the development. An internal viewing is most highly recommended. Sold with no onward chain. Council Tax Band B.



- NO CHAIN
- Well presented first floor apartment
- Two double bedrooms
- Quiet residential CUL-DE-SAC
- Walking distance to Chorlton Village, multiple schools and parks
- 0.2 miles to the Metro (St Werburgh's Road)
- 15ft main bedroom with full height fitted wardrobes
- Double glazing and electric heating throughout
- Allocated off road parking
- Ideal first time buy or investment property

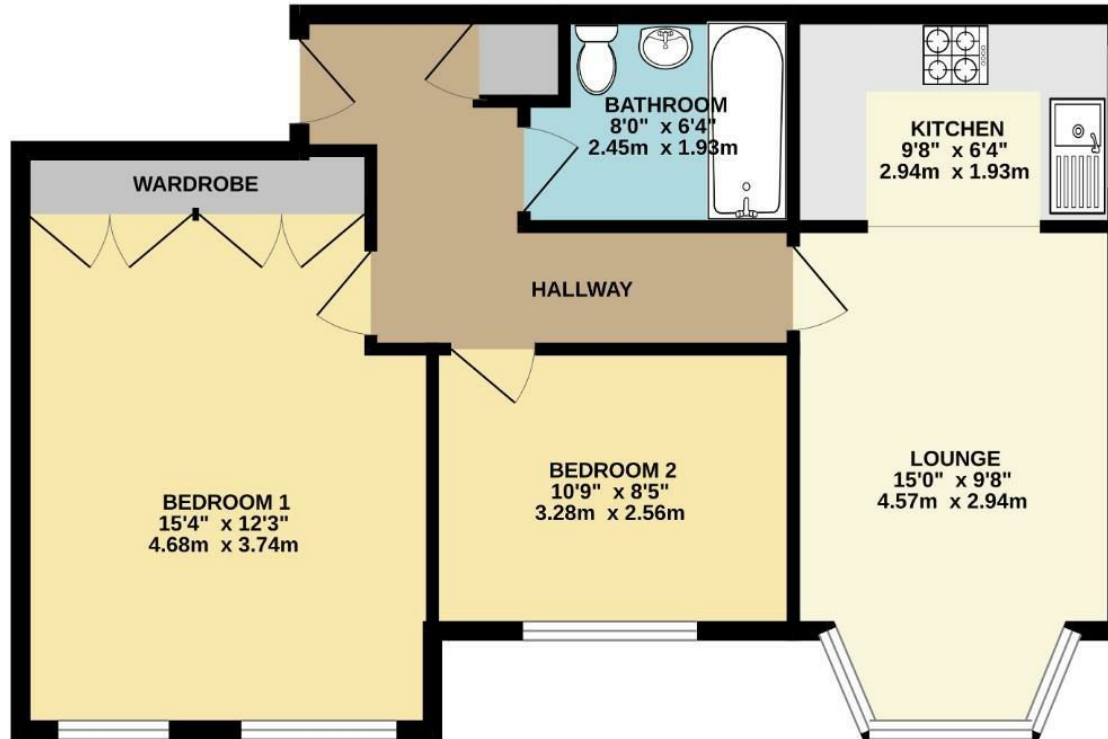


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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





FIRST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 620 sq.ft. (57.6 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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