



Jordan fishwick

Flat 2, 11 Beech Road, Chorlton, M21 8BX

Guide Price £295,000

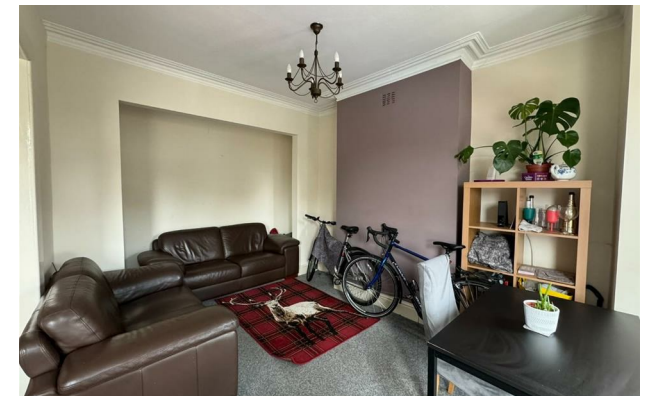
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The Property

*****NO CHAIN***** Positioned on a highly regarded road within walking distance of Chorlton Village and the vibrant scene of Beech Road is this well presented **THREE DOUBLE BEDROOM FIRST/SECOND FLOOR DUPLEX APARTMENT** set within a beautiful period property, offering in excess of 800sqft **VERSATILE ACCOMMODATION OVER TWO FLOORS**. This superb property boasts a 17ft **OPEN PLAN LIVING/DINING/KITCHEN** and is ideally located for all local amenities, parks and schools. The accommodation briefly comprises: communal entrance hallway, entrance hall with stairs to the first floor accommodation, hallway, 17ft open plan living/dining/kitchen, two good sized double bedrooms and bathroom, recently refitted with a modern three piece suite. The second floor reveals a third well proportioned double bedroom. Both double glazing and gas central heating have been installed throughout and an internal viewing is strongly recommended. Option to purchase with tenants in situ or vacant possession. Sold with no onward chain. Council Tax Band A. EPC Rating Band E.



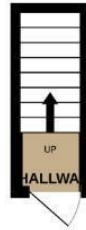
- NO CHAIN
- Well presented first/second floor duplex apartment
- Three double bedrooms
- 17ft open plan living/dining/kitchen
- Recently refitted bathroom
- Ideally placed for all local amenities, schools and parks
- 0.5 mile walk to the Metro
- Double glazing and gas central heating throughout
- Option to buy with tenants in situ or vacant possession



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
361 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



2ND FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.7 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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