



Jordan fishwick

Flat 6 Thornton Court, St. Hildas Road, M16 9PJ

Guide Price £150,000

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Hildas Road, Old Trafford,
Manchester, M16 9PJ**

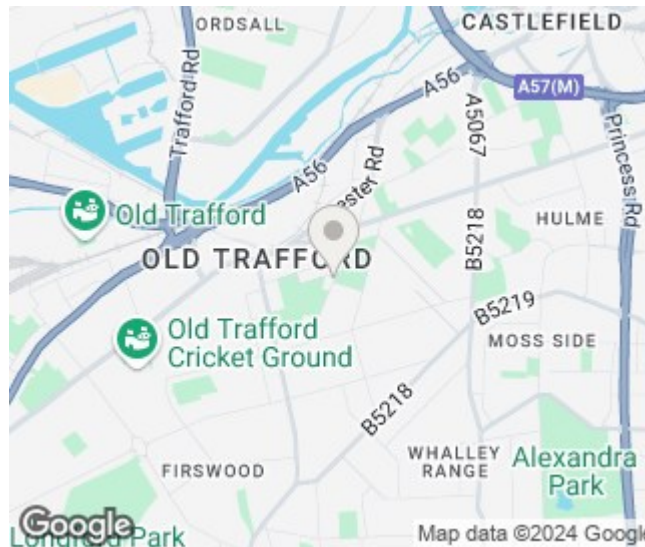
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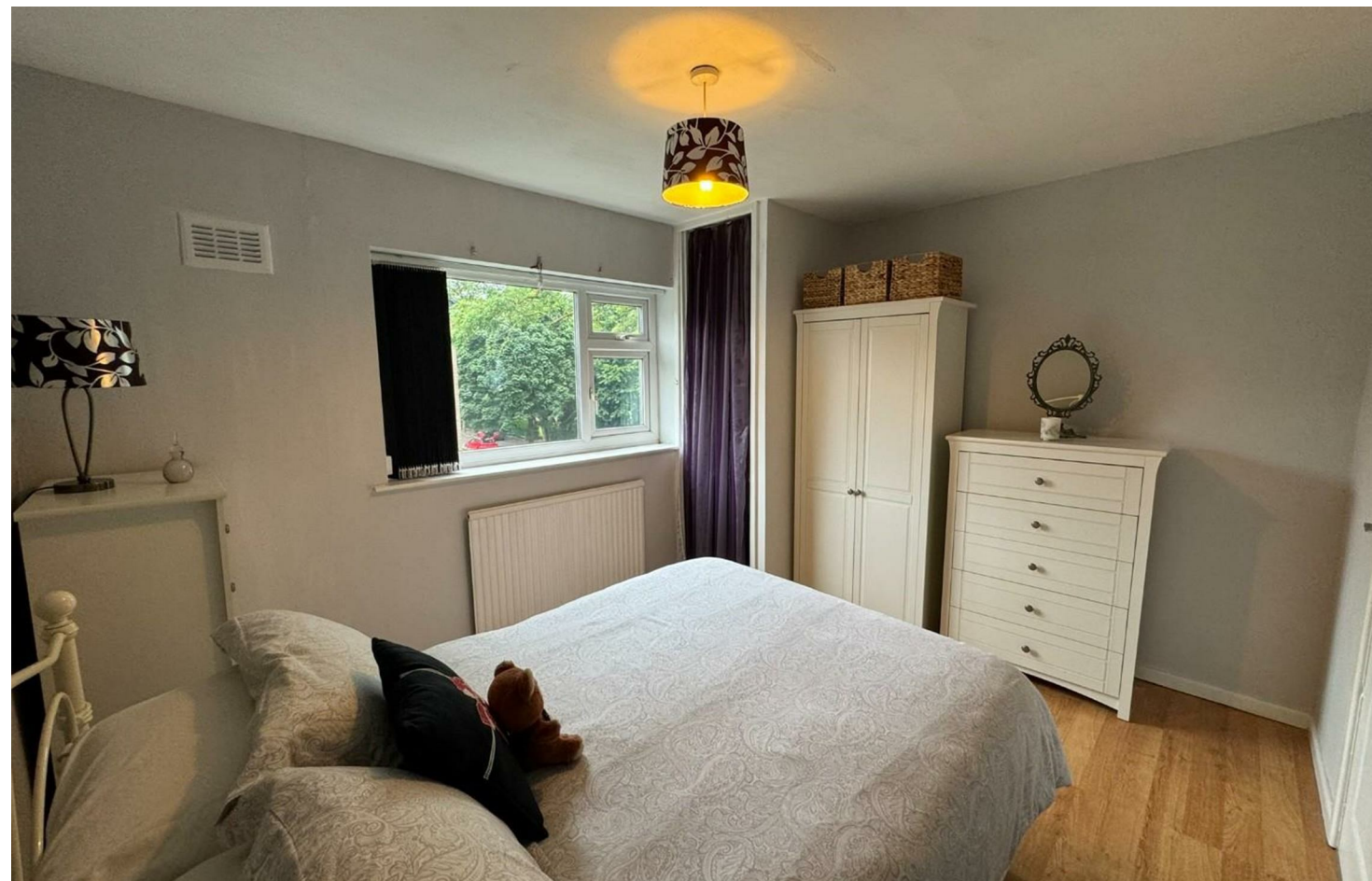
The Property

*****NO CHAIN***** Positioned on the top floor of this purpose built development adjacent to Hullard Park is this superbly presented and **LARGER THAN AVERAGE ONE DOUBLE BEDROOM SECOND FLOOR APARTMENT** providing spacious and light accommodation throughout, ideal for a young couple or first time buyer. This splendid property is offered for sale in **MOVE-IN READY** condition and boasts at **18FT LIVING/DINING ROOM** with open views over the nearby park and is ideally situated for all local amenities and transport links including the Metro (Trafford Bar) which is less than a half mile walk. The property further benefits from **OFF ROAD PARKING**, available to all residents on a first come, first served basis. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, entrance vestibule, entrance hall with large storage cupboard, 18ft living/dining room with dual aspect windows, modern kitchen with shaker style units and freestanding appliances, spacious double bedroom with fitted wardrobe, bathroom fitted with a three piece suite and tiled walls and flooring. Double glazing and gas central heating have been installed throughout. Externally there are well maintained communal gardens with surround the development and there is ample off road parking available to all residents. An internal viewing of this fine property is highly recommended. Sold with no onward chain. Council Tax Band A.

- NO CHAIN
- Larger than average one double bedroom apartment
- Located on the top floor of a purpose built development adjacent to Hullard Park
- 18ft living/dining room with views over parkland
- Move-in ready condition
- Off road parking available on a first come, first served basis
- Short stroll from all local amenities and transport links
- Trafford Bar Metrolink Station less than 0.5 mile walk
- Double glazing and gas central heating throughout



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



SECOND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 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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