

Flat 1, 48 Brundretts Road, Chorlton, M21 9DE Guide Price £375,000



The Property

Positioned within the heart of Chorlton Village on a well regarded road is this superbly presented TWO DOUBLE BEDROOM DUPLEX GARDEN APARTMENT with PRIVATE GATED ENTRANCE, offered for sale in MOVE-IN READY condition having been stylishly decorated throughout by the current owners. This splendid property will prove ideal for a young couple or family and provides spacious, versatile accommodation and boasts a PRIVATE WEST FACING GARDEN, solid stone worktops and window sills as well as engineered Oak flooring throughout. This fine apartment further benefits from being ideally situated for all local amenities, just a short stroll from the vibrant scene of Beech Road and only 0.3 miles from the Metro (Chorlton) providing fast access to both the City Centre and nearby airport. The accommodation briefly comprises: 17ft lounge with full height patio doors opening to the private garden, two well proportioned double bedrooms and bathroom, fitted with a modern three piece suite, feature tiled flooring and ELECTRIC UNDERFLOOR HEATING. Stairs from the living area lead to the lower ground floor OPEN PLAN DINING KITCHEN fitted with solid stone countertops and integrated appliances and access to the reduced height store room providing ample storage space. Externally, a private landscaped garden enjoys a Westerly aspect featuring a particularly impressive decked seating area, large beds with mature trees and shrubbery and lawn. An internal viewing of this fine property is most highly recommended.

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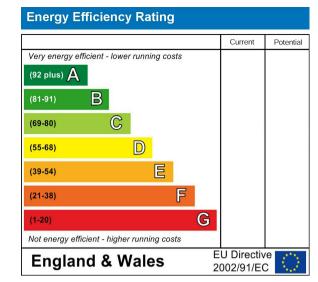


- Ground floor duplex garden apartment
- 17ft lounge plus open plan dining kitchen
- Spacious, versatile accommodation over two floors
- Private landscaped West facing garden
- Two double bedrooms and bathroom with underfloor heating
- Positioned within the heart of Chorlton on a well regarded road
- Stone's throw from all local amenities, Beech Road and 0.3 miles to the Metro
- Solid stone worktops and engineered Oak flooring throughout
- Large reduced height store room
- Move-in ready condiiton





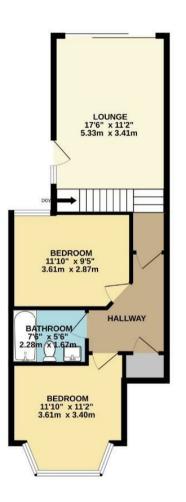






LOWER GROUND FLOOR 309 sq.ft. (28.7 sq.m.) approx. GROUND FLOOR 541 sq.ft. (50.2 sq.m.) approx.





TOTAL FLOOR AREA: 850 sq.ft. (78.9 sq.m.) approx.
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