



Jordan fishwick

Flat 85 Meadow Court, Chorlton, M21 9HH

Guide Price £175,000



Flat 85 Meadow Court, Hackness Road, Chorlton Green, Manchester, M21 9HH

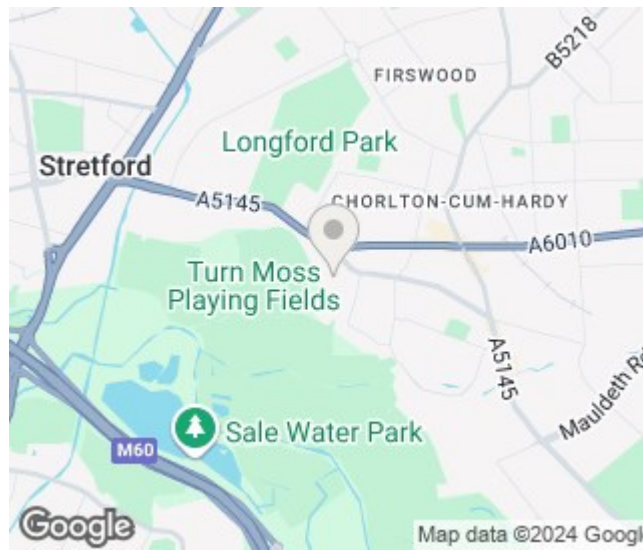
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The Property

NO CHAIN Located within a well regarded purpose built development in Chorlton Green is this delightful ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT, providing well planned light and spacious accommodation, ideal for a young couple or first time buyer. This splendid property benefits from a private outdoor terrace as well as use of well maintained communal gardens and is located within a short walk of both Chorlton Village and all local amenities, transport links including the Metro as well as the vibrant scene of Beech Road. The property further benefits from use of a private residents car park. The accommodation briefly comprises: communal entrance hallway, spacious entrance hall with multiple fitted storage cupboards, 15ft lounge/dining room with full height Southerly facing window and access to the private balcony, kitchen, spacious double bedroom with full height fitted wardrobes and bathroom, fitted with a three piece suite. Double glazing and electric heating throughout. Externally well maintained communal grounds surround the development which have been mainly laid to lawn and there is a car park providing off road parking available to all residents. An internal viewing is highly recommended. Sold with no onward chain. Council tax band A. EPC rating E.

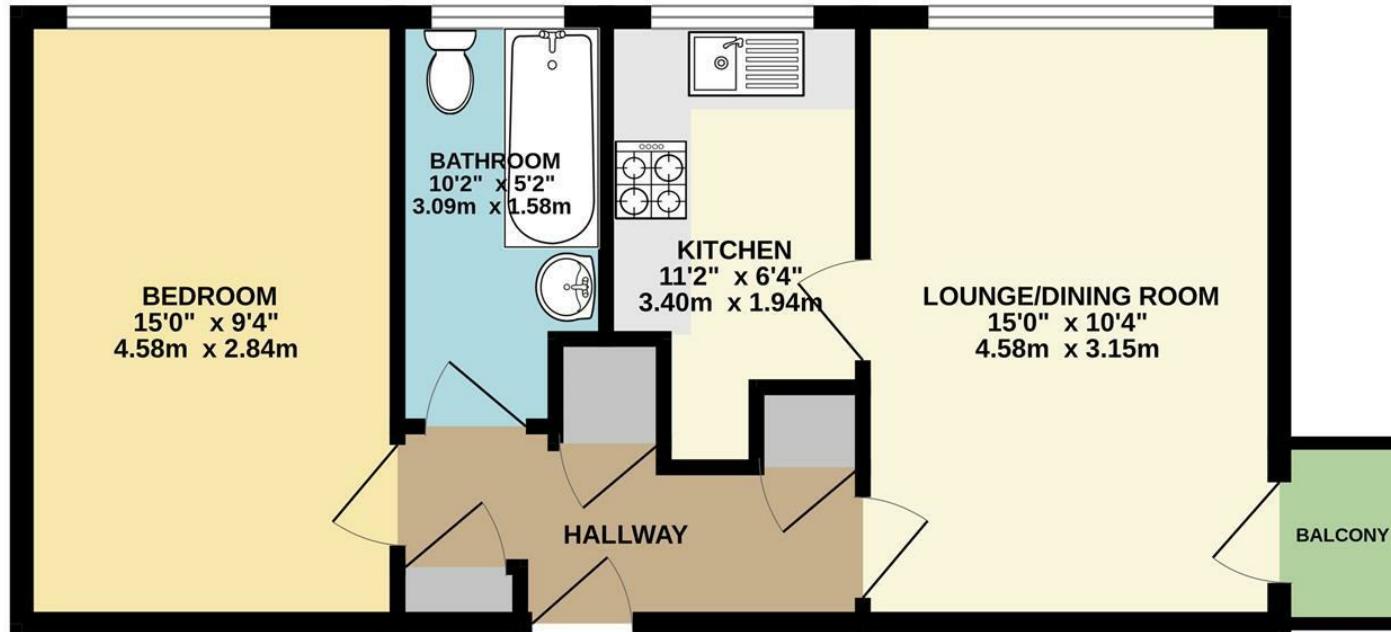
- NO CHAIN
- Well proportioned ground floor apartment
- Highly regarded purpose built development
- Sought after location
- Off road parking available to all residents
- Walking distance to Chorlton Village and Beech Road
- Well maintained communal gardens
- Ideal first time buy/investment property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 470 sq.ft. (43.7 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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