



***Jordan fishwick*** Flat 3, 80 Clarendon Road, Whalley Range, M16 8LA  
Guide Price £150,000



**Flat 3, 80 Clarendon Road,  
Whalley Range, Manchester,  
M16 8LA**

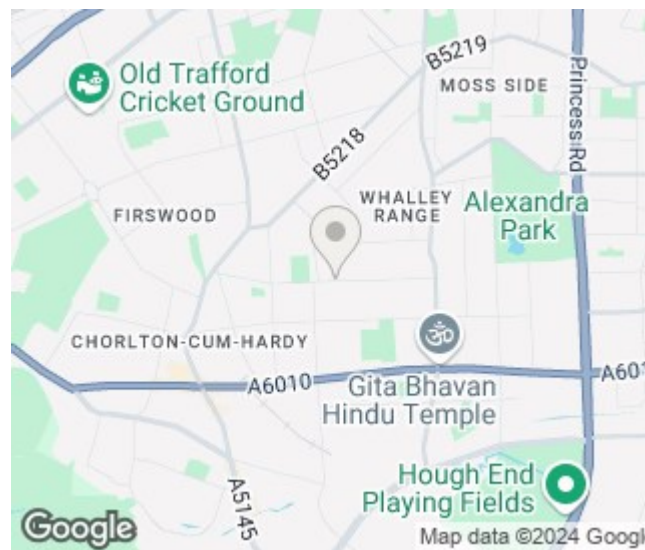
**Guide Price £150,000**



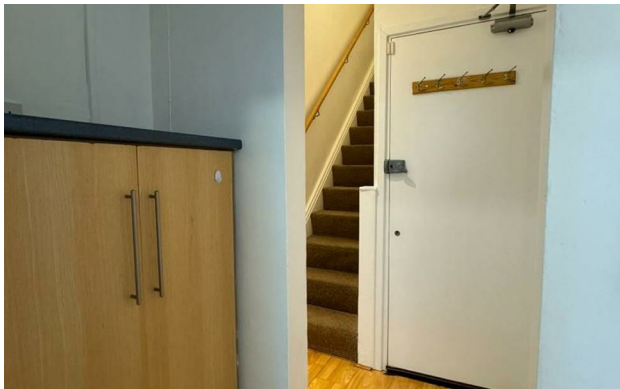
### The Property

**\*\*\*NO CHAIN\*\*\*** A delightful ONE DOUBLE BEDROOM FIRST/SECOND FLOOR DUPLEX APARTMENT positioned within an attractive period property on a well regarded road within walking distance of Chorlton Village. This delightful property provides spacious and light accommodation throughout, ideal for a young couple or first time buyer and is ideally located for all local amenities, transport links including the Metro and only a stone's throw from Manley Park. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hall, one spacious double bedroom with Southerly facing window, bathroom fitted with a three piece suite. Stairs lead to the second floor accommodation revealing the lounge/dining room and kitchen, fitted with shaker style units and freestanding appliances. Double glazing and gas central heating have been installed throughout. An internal viewing of this fine property is highly recommended. Council Tax: A. EPC: D.

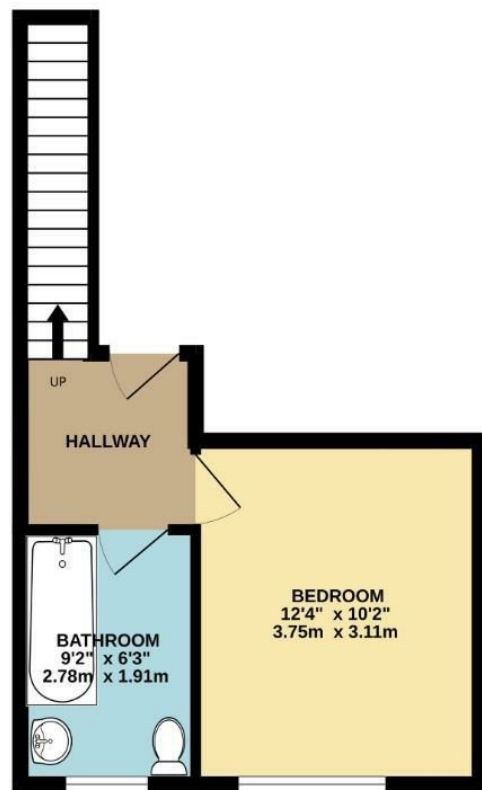
- NO CHAIN
- First/Second floor DUPLEX apartment
- One double bedroom
- Well placed for all local amenities and transport links
- Stone's throw from Manley Park and walking distance to Chorlton Village
- Spacious and light accommodation
- Ideal for young couple/first time buyer
- Double glazing and gas central heating throughout



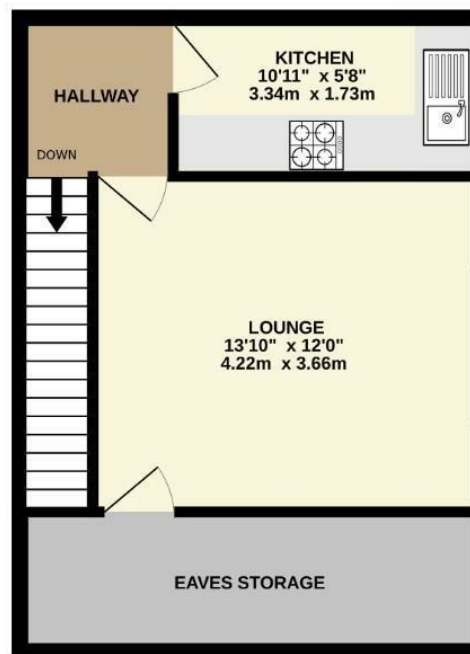
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



FIRST FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



SECOND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 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.  
Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington