



*Jordan fishwick*

19 Stanley Court, Stanley Road, Old Trafford, M16 9DL

Guide Price £210,000



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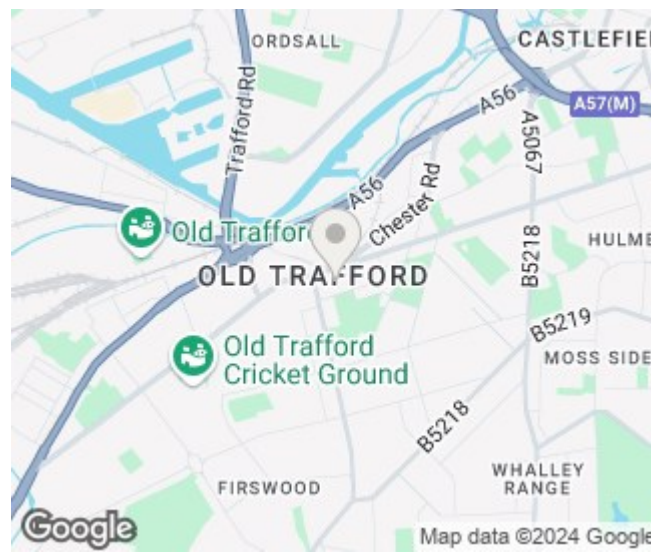
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**The Property**

**\*\*\*NO CHAIN\*\*\*** A superbly proportioned **TWO DOUBLE BEDROOM DUPLEX APARTMENT** located on the second/third floors of a well regarded purpose built development, ideally located for all local amenities and transport links. This superb property is offered for sale in **MOVE-IN READY** condition and provides spacious and light accommodation, ideal for a young couple or family. The property is well placed within walking distance of all local amenities and transport links with Trafford Bar station being only 0.3 mile walk away, providing fast access to both the City Centre and nearby airport. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, entrance hallway, two well proportioned double bedrooms, each with fitted wardrobes, bathroom, kitchen with access to the **SOUTH FACING BALCONY** and dining room/study with stairs leading to the **20FT LOUNGE** located on the third floor. Double glazing and gas central heating have been installed throughout. Externally the development benefits from ample **OFF ROAD PARKING**, available to all residents and well maintained communal gardens. An internal viewing is most highly recommended. Sold with no onward chain. EPC: C. Council Tax: A.

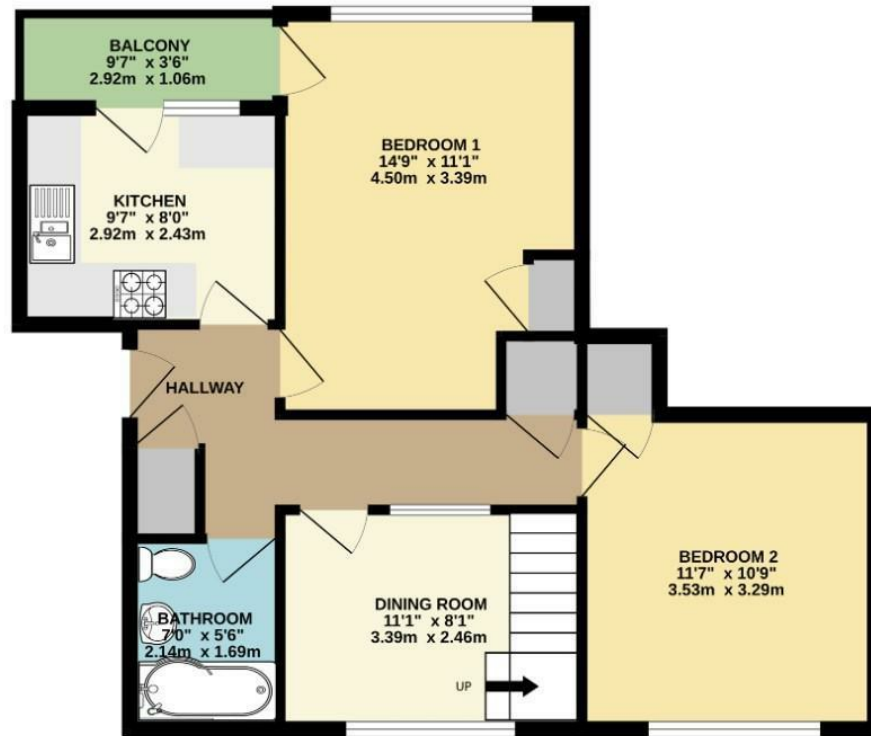
- NO CHAIN
- Two double bedroom DUPLEX apartment
- Second/third floor position
- South facing balcony
- Off road residents parking
- Well placed for all local amenities
- 0.3 miles to the Metro (Trafford Bar)
- Two reception rooms
- Move-in ready condition
- Double glazing and gas central heating throughout



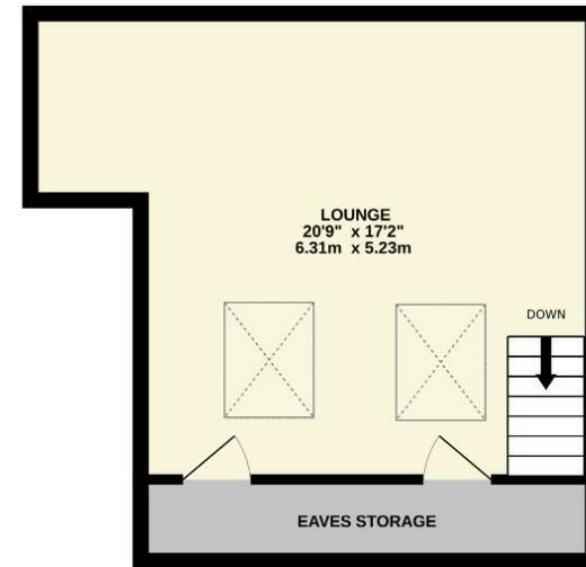
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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