



Jordan fishwick

Flat 1, 19 York Road, Chorlton, M21 9HP

Guide Price £285,000

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The Property

An immaculately presented TWO DOUBLE BEDROOM LOWER GROUND FLOOR APARTMENT located on a highly regarded road in the HEART OF CHORLTON VILLAGE. This delightful property provides spacious, versatile accommodation throughout and boasts TWO PRIVATE TERRACES as well as OFF ROAD PARKING located to the rear of the development. The property is situated within a stunning period property and offers well planned accommodation, boasting a 29FT OPEN PLAN LIVING/DINING/KITCHEN and ample storage space throughout and further benefits from being only a stone's throw from both the vibrant scene of Beech Road as well as all local amenities and transport links in Chorlton Village. The superb accommodation briefly comprises: communal entrance hallway with stairs to the lower ground floor landing, entrance hallway, open plan living/dining/kitchen with sliding patio doors opening to a private terrace and modern fitted kitchen with integrated appliances, two well proportioned bedrooms, the main with French patio doors opening to a second terrace which enjoys a Westerly aspect and bathroom, fitted with a modern three piece suite. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the development are well maintained communal gardens while to the rear, ample off road parking is provided, available to all residents. An internal viewing is most strongly recommended. EPC: B. Council Tax: B.

- Superbly presented lower ground floor apartment
- Two double bedrooms
- 29ft open plan living/dining/kitchen
- Two private terraces
- Stone's throw from Chorlton Village and Beech Road
- Off road parking
- 0.4 mile walk to the Metro (Chorlton)
- Move-in ready condition
- Ideal for young couple or family
- Double glazing and gas central heating throughout

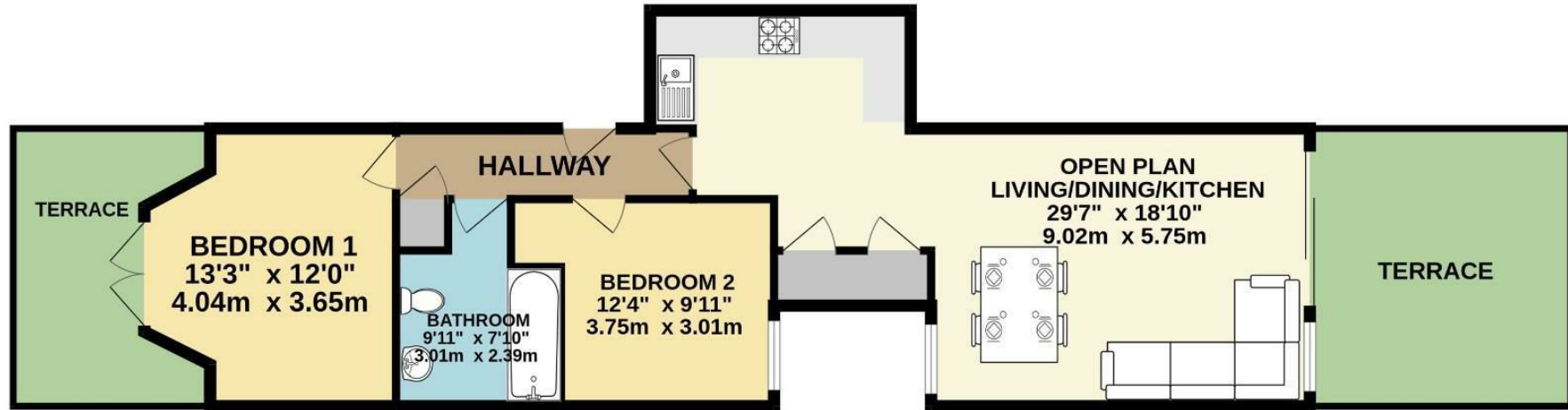


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR

750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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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