



*Jordan fishwick*

Flat 4, 21 Cranbourne Road, Chorlton, M21 8AP

Guide Price £260,000



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### The Property

Positioned in the HEART OF CHORLTON VILLAGE on a well regarded road is this superbly presented, TWO BEDROOM TOP FLOOR APARTMENT providing spacious and light accommodation, ideal for a young couple or first time buyer. This splendid property is offered for sale in MOVE-IN READY condition and benefits from both OFF ROAD PARKING as well as a BALCONY. The property further benefits from being ideally situated for all local amenities being only a short stroll from the vibrant scene of Beech Road, Chorlton Village and the Metro (Chorlton) which is less than half a mile away providing fast access to both the City Centre and nearby airport. The delightful accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, entrance hall, 25FT OPEN PLAN LIVING/DINING/KITCHEN with French patio doors opening to the private balcony. There is a generously proportioned double bedroom, second bedroom with feature full length window and a modern bathroom with vaulted ceiling and Velux skylight window. This superb apartment is one of only four in this beautiful converted period property and has use of a communal parking area to the rear as well as well maintained communal gardens. An internal viewing of this fine property is most highly recommended. Council Tax band A. EPC E.

- Superbly presented 2 bedroom top floor apartment
- Positioned in the Heart of Chorlton Village
- 25ft open plan living/dining/kitchen
- Balcony and off road parking
- Stylishly presented and decorated throughout
- Vaulted ceilings
- Stone's throw from all local amenities, Beech Road and 0.4 miles to the Metro
- Move-in ready condition
- Ideal first time buy



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>67</b>
(55-68) <b>D</b>	<b>53</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	





TOTAL APPROX. FLOOR AREA 521 SQ.FT. (48.4 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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