



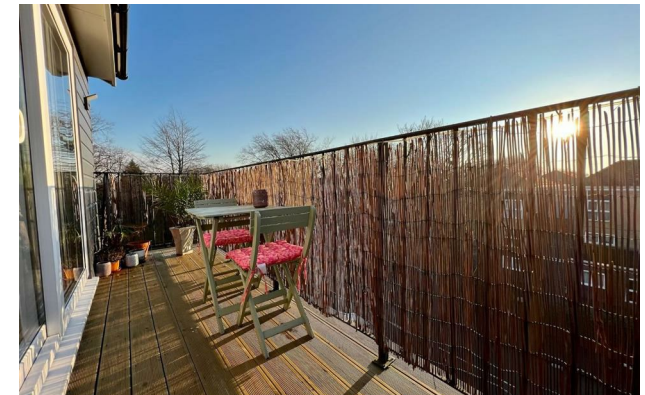
Jordan fishwick

200 Upper Chorlton Road, M16 7SF
Guide Price £295,000



Upper Chorlton Road Whalley Range M16 7SF

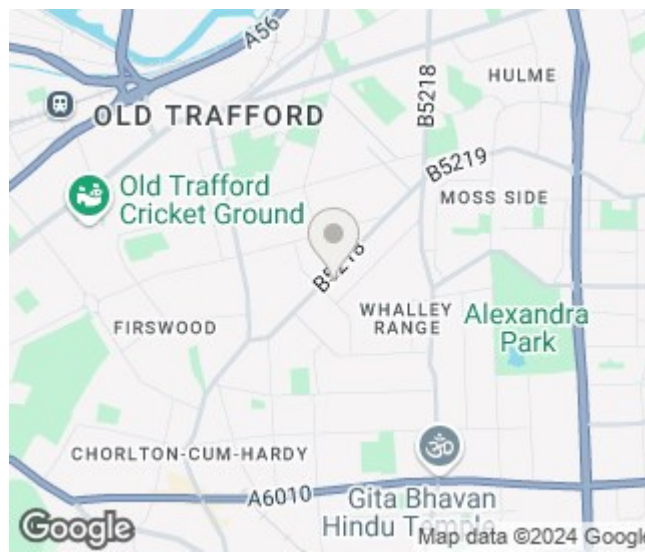
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The Property

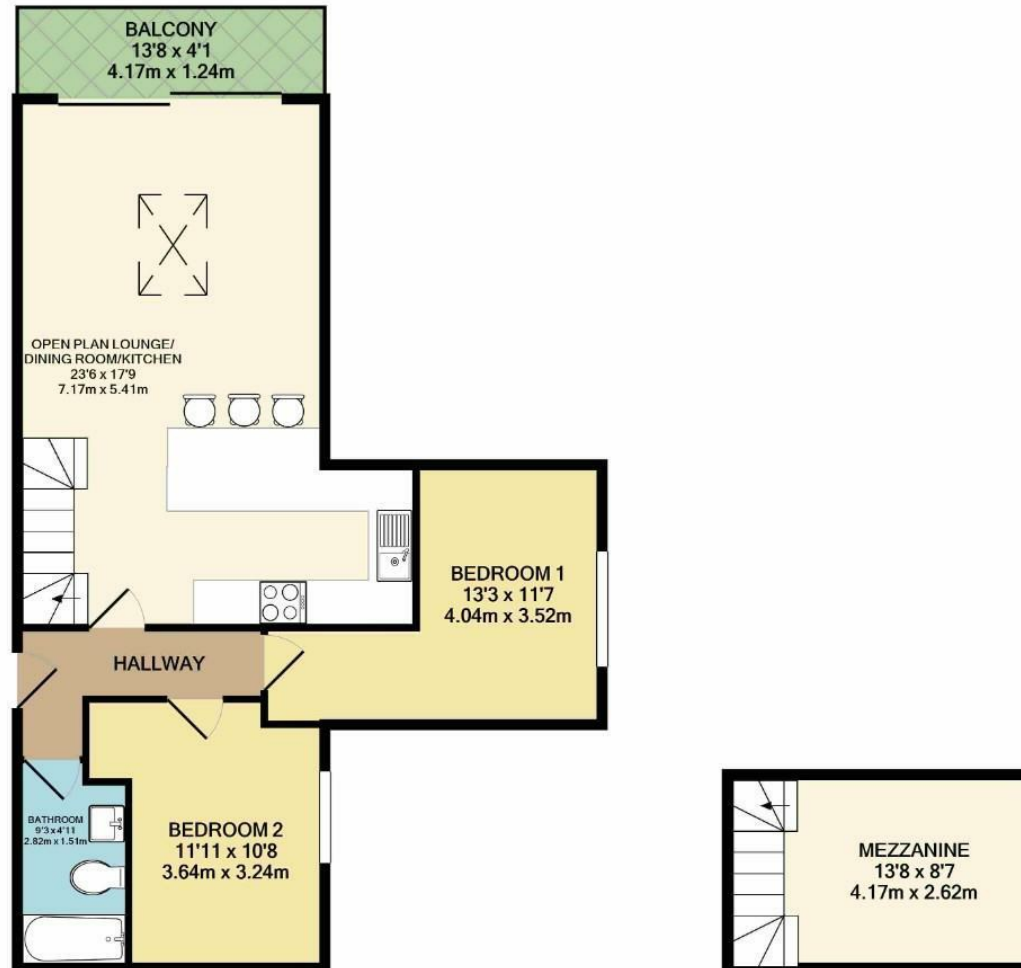
A truly splendid TOP FLOOR APARTMENT situated within an AWARD WINNING DEVELOPMENT, boasting TWO DOUBLE BEDROOMS, PRIVATE TERRACE and TWO ALLOCATED PARKING SPACES. This delightful property provides spacious and light accommodation throughout and further benefits from a MEZZANINE, providing additional living space or an ideal home office. With open plan lounge/dining room and fitted kitchen with integrated appliances & granite worktops, private balcony, mezzanine, two double bedrooms, gas central heating and double glazing, this superb apartment will prove ideal for first time buyers, young couples or investors alike. The impressive specification is completed by communal gardens, off road residents' car parking and a bike store. Viewing of this stunning apartment is highly recommended.

- Superb top floor apartment
- Spacious open plan lounge/dining room/kitchen
- Mezzanine providing further versatile accommodation
- Two double bedrooms
- Balcony with space for table/seating area
- Oak flooring/underfloor heating to Bathroom
- Gas central heating & double glazing installed
- Communal lawned gardens
- Allocated parking with two spaces



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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
APPROX. FLOOR
AREA 671 SQ.FT.
(62.4 SQ.M.)

MEZZANINE
APPROX. FLOOR
AREA 118 SQ.FT.
(10.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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