



***jordan fishwick***

Flat 5 Conifers House, Manchester Road, M16 0DZ

Guide Price £245,000



### The Property

A superbly presented TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT located within a quiet residential development of only eight apartments. This delightful property provides spacious and light accommodation, ideal for a young couple or first time buyer and is positioned within walking distance of Chorlton Village, all local amenities and the Metro which is only 0.4 miles away and provides fast access to both the city centre and nearby airport. The property further benefits from ALLOCATED, GATED OFF ROAD PARKING and well maintained communal gardens located to the rear of the development and is offered for sale in MOVE-IN READY CONDITION having been tastefully decorated and updated by the current owners. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hallway, 15ft lounge/dining room, kitchen, two good sized bedrooms, each with full height fitted wardrobes and the main featuring a large bay window with plantation style shutters and bathroom, fitted with a modern three piece suite with over bath shower. Double glazing and gas central heating have been installed throughout. The property benefits from use of a delightful communal garden with large lawn and patio area, ideal for enjoying the warmer summer months and there is an allocated parking space within the secure gated communal car park. An internal viewing is most highly recommended. Council Tax: B. EPC: C.


## Flat 5 Conifers House, 158 Manchester Road, Whalley Range, Manchester, M16 0DZ

Guide Price £245,000



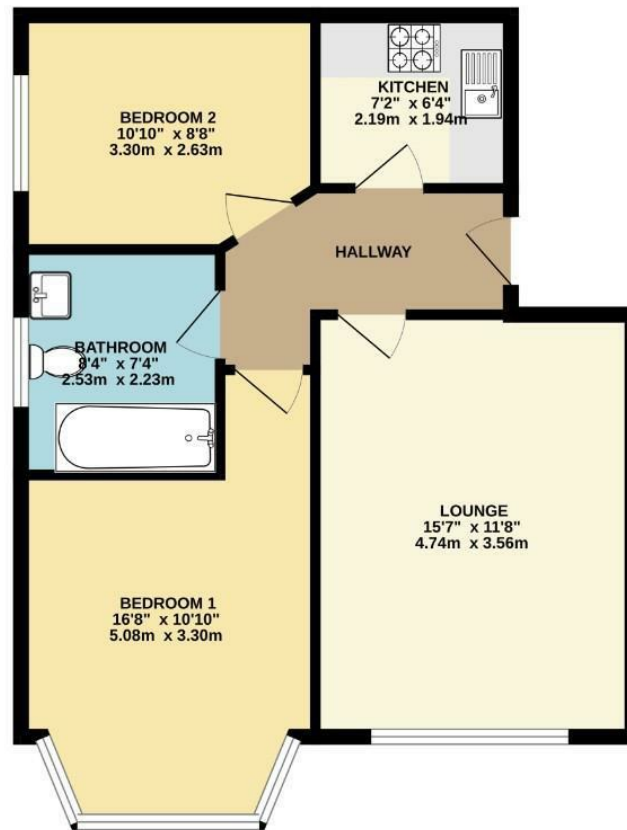
- Superbly presented first floor apartment
- Two good sized double bedrooms with fitted wardrobes
- Small development of only 8 apartments
- Secure gated parking - x1 allocated space
- Well maintained communal gardens
- Spacious and light accommodation throughout
- Move-in ready condition
- Walking distance to Chorlton Village, all local amenities and parks
- 0.4 miles to the Metro (Chorlton or Firswood)
- Ideal for young couple or first time buyer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>78</b>	<b>78</b>
(69-80) <b>C</b>		
(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  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.4 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 not 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 62024



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