



*Jordan fishwick*

Flat 3 Carlton Terrace, Upper Chorlton Road, M16 7SF

Guide Price £280,000



**Flat 3 Carlton Terrace, 198 Upper  
Chorlton Road, Whalley Range,  
Manchester, M16 7SF**  
**Guide Price £280,000**



**The Property**

**\*\*\*NO CHAIN\*\*\*** A superbly presented **TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT** located to the rear of a highly regarded and **AWARD WINNING DEVELOPMENT**. This delightful property boasts a **19FT OPEN PLAN LIVING/DINING/KITCHEN** with solid **QUARTZ WORKTOPS** as well as an **ALLOCATED PARKING SPACE** and will prove ideal for a young couple or family. The property is well placed for all local amenities, transport links and is within walking distance of both Chorlton Village and the Metro (Firswood, 0.5 miles). The accommodation briefly comprises: communal entrance hallway, spacious entrance hall with two large storage cupboards, open plan living/dining/kitchen with **JULIETTE BALCONY** and fitted kitchen with shaker style units, two well proportioned double bedrooms and bathroom, fitted with a three piece suite, feature tiled flooring and **ELECTRIC UNDERFLOOR HEATING**. Double glazing and gas central heating have been installed throughout. Externally, well maintained communal grounds surround the development and there is an allocated parking space in the communal car park located to the rear. An internal viewing of this splendid property is most highly recommended. Sold with no onward chain. Council Tax: C. EPC: C.

- NO CHAIN
- Two double bedroom ground floor apartment
- Award winning development converted by Armistead Property Limited
- Allocated parking
- 19ft open plan living/dining/kitchen
- 0.5 miles to the Metro (Firswood)
- Kitchen with solid Quartz worktops and integrated appliances
- Oak flooring and underfloor heating to Bathroom
- Well maintained communal gardens
- Ideal for young couple/first time buyers



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>75</b>	<b>80</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  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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 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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