

JP&Brimelow

SALES

Price: £195,000



Flat 1 158 Manchester Road, Chorlton,
M16 0DZ

Chorlton & Didsbury Sales

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PROTECTED

DESCRIPTION

****VIDEO TOUR AVAILABLE****A truly impressive & well presented, brand new development of two bedroomed apartments within this attractive bay fronted detached property, situated in a residential area of Chorlton on a highly popular road on the borders of Chorlton and Whalley Range. ****THIS DEVELOPMENT IS HELP TO BUY REGISTERED**** Within strolling distance to the centre of Chorlton with all its independent shops/local amenities, parks and the Metrolink on Ryebank Road, Firswood or Wilbraham Road in Chorlton giving direct access into the City Centre/Media city. Apartment 1 is a spacious and well-proportioned **TWO DOUBLE BEDROOMED** ground floor apartment to the front of the development. The well-planned accommodation comprises; communal entrance hallway, a private entrance hallway, open plan lounge/dining/kitchen with a fully fitted contemporary kitchen, two double bedrooms, one benefits from a three-piece ensuite shower room and a beautiful three-piece white contemporary bathroom suite. The property benefits from gas fired central heating warmed by a combi boiler, double glazed windows throughout and an attractive landscaped communal lawned garden to the rear with secure gated allocated parking. **OFFERED WITH NO VENDOR CHAIN.**

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

COMMUNAL ENTRANCE HALLWAY

Entered via a double glazed door via intercom entry. Inset ceiling spotlights. Stairs leading to all floors.

PRIVATE ENTRANCE HALLWAY

Entered via a double glazed door. Three inset ceiling spotlights. Wall mounted telephone intercom for entry.

OPEN PLAN LOUNGE/DINING/KITCHEN

15'3 X 11'7 (4.65M X 3.53M)

LOUNGE/DINING AREA

Double glazed Box bay window to the Front aspect with views onto the communal garden. Five inset ceiling spotlights. Single radiator.

KITCHEN AREA

Six inset ceiling spotlights. Wall mounted telephone intercom for entry. Fitted with a range of base and eye level units with roll edge work surfaces incorporating a stainless steel sink with mixer taps over. Integrated single oven. Integrated four ring gas hob with an extractor hood above. Integrated washer/Dryer. Integrated fridge/freezer. Integrated dishwasher.

BEDROOM ONE

11'7 X 10'10 (3.53M X 3.30M)

Double bay glazed window to the front aspect. Five inset ceiling spotlights. Single radiator,

ENSUITE SHOWER ROOM

Double glazed window to the side aspect. Four inset ceiling spotlights. Ceiling extractor fan. Fitted with a three piece suite comprising of a wall hung hand wash basin low level W.C and fully tiled walk-in shower cubicle with a mixer shower over. Shaver point. Walls partly tiled. Wall mounted mirror. Wall mounted heated towel rail. Wall mounted cupboard housing the boiler.

BEDROOM TWO

10'4 X 7'8 (3.15M X 2.34M)

Double glazed window to the side aspect. Four inset ceiling spotlights. Single radiator,

FAMILY BATHROOM

Four inset ceiling spotlights. Ceiling extractor fan. Fitted with a three piece suite comprises; a wall hung hand wash basin. Low level W.C and a panelled bath with a mixer shower over. Shaver point. Partly tiled walls. Wall mounted heated towel radiator.

EXTERNALLY

To the front of the development there is a low level brick boundary wall with decorative railings with a planted hedgerow. Stoned parking space accommodating a second parking space. A paved path leading to the front door. Post boxes. To the side aspect there are double gates leading to the rear communal garden and allocated off road parking. To the rear aspect there is a secure bike storage and bin storage area. Communal lighting. Outside water tap. Mainly laid to lawn garden with a paved patio area with a wooden bench. Well-stocked flower beds with a variety of shrubs and bushes.

DIRECTIONS

From the Chorlton office, turn right and proceed along Barlow Moor Road in the direction of the city centre. Go straight ahead at the first set of traffic lights into Manchester Road passing the parade of shops and the swimming baths on your right hand side. The Conifers development can be found on the right hand side before the Seymour Grove/ Upper Chorlton Road junction before the parade of shops on your right hand side. The development is clearly marked by a JP & Brimelow 'for sale' board on your right hand side.

TENURE

Leasehold With an original lease of 250 years and 248 years remaining. The annual service charge is £885.46pa. Annual ground rent of £250.00. (Information as per current vendor) 15th March 2019.

ASSESSMENT

Council Tax Band B

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FINANCIAL INFORMATION

At JP & Brimelow we offer access to a mortgage advice service dedicated to finding you the best mortgage and protection solutions to meet your financial needs. To make an appointment to see a Mortgage Consultant or for further information about the service please contact Brendan at Brown Financial Services Ltd. E-mail: Brendan@brownfinancialservices.co.uk, Mob: 07764942896. Landline: 0161 976 2628. Brown Financial Services Ltd usually charges a fee for mortgage advice. The amount of the fee will depend upon your circumstances and will be discussed and agreed with you at the earliest opportunity.

Your property may be repossessed if you do not keep up repayments on your mortgage

JP & Brimelow introduce to Brown Financial Services Ltd for purpose of the provision of advice in relation to mortgage and non investment insurance products. Brown Financial Services Ltd is an Appointed Representative of PRIMIS Mortgage Network, a trading name of Advance Mortgage Funding Limited which is authorised and regulated by the Financial Conduct Authority.

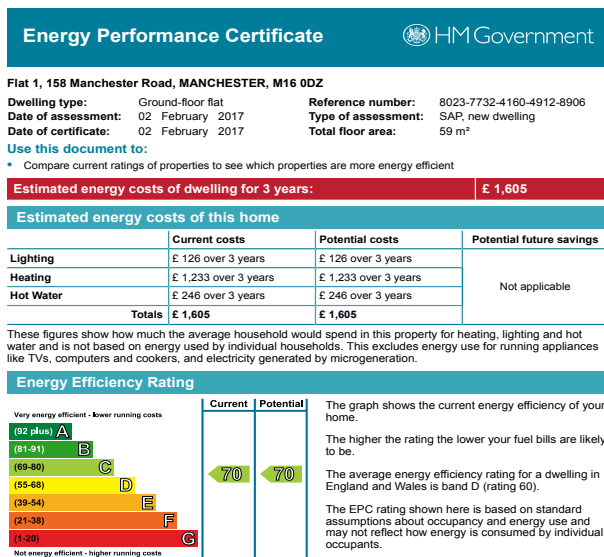
LOCAL INFORMATION

For more information with regards to local transport links and the Metrolink please visit www.gmpete.com. For information with regards to schools please visit www.manchester.gov.uk

VIEWING

By appointment through the Agent

EPC Chart



FLOOR PLANS

Not to Scale. For Illustration purposes only.

Ground Floor

