



21, 1 Pocklington Drive, Manchester, M23 1ED

Stylish ground floor two double bedroom apartment in a modern development close to the metrolink, Manchester Airport, and Wythenshawe Hospital. The property briefly comprises; open plan lounge/dining room with large fully fitted kitchen with integrated appliances, master bedroom with en-suite shower room, second double bedroom, modern family bathroom and useful store cupboard. Benefiting from patio doors out onto private seating/ patio area and secure parking space. A fantastic location with Supermarket chains plus other local amenities such as Primary and Secondary Schools on your doorstep. Walking distance to the Metro link. No Chain!

£140,000

Viewing arrangements

Viewing strictly by appointment through the agent
95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Hallway

Entrance hallway with store cupboard, carpeted flooring, ceiling light point.

Lounge/Diner 3.4 x 5.82 (11'2" x 19'1")

Great open plan living area with sliding patio doors allowing much natural light to stream through. Carpeted flooring, two wall mounted electric heaters, two ceiling light points.

Kitchen 3.4 x 2.32 (11'2" x 7'7")

Large fitted kitchen with a range of wall and base level units including integrated fridge freezer, eye-level oven, hob with extractor hood above, dishwasher and washing machine/tumble dryer. 1 ½ stainless steel sink with mixer tap and drainer, tiled splash-back, recessed ceiling spotlights and laminate flooring.

Master Bedroom 2.7 x 3.6 (8'10" x 11'10")

Double bedroom with Ensuite facilities, carpeted flooring, UPVC window to the front aspect, ceiling light point and wall mounted electric heater.

Ensuite Shower Room 1.6 x 1.5 (5'3" x 4'11")

Shower cubicle with thermostatic shower, low level WC, pedestal wash hand basin, vinyl flooring, heated chrome towel rail, recessed ceiling spotlighting and part tiled walls.

Bedroom Two 1.9 x 4.5 (6'3" x 14'9")

Another double bedroom, with UPVC window to the front aspect, carpeted flooring, ceiling light point and wall mounted electric heater.

Bathroom 2.25 x 1.71 (7'5" x 5'7")

Fitted family bathroom comprising; panelled bath with mixer tap, pedestal wash hand basin and low level WC. Vinyl flooring, heated chrome towel rail, part tiled walls and recessed ceiling spotlights.

Externally

Secure gated complex providing allocated parking space. Patio seating area outside the lounge doors.

SERVICES

It is understood that the services are connected to the property. There are power points located through the property

and a telephone line is connected subject to the usual transfer regulations. These points should, however, be verified with Solicitors.

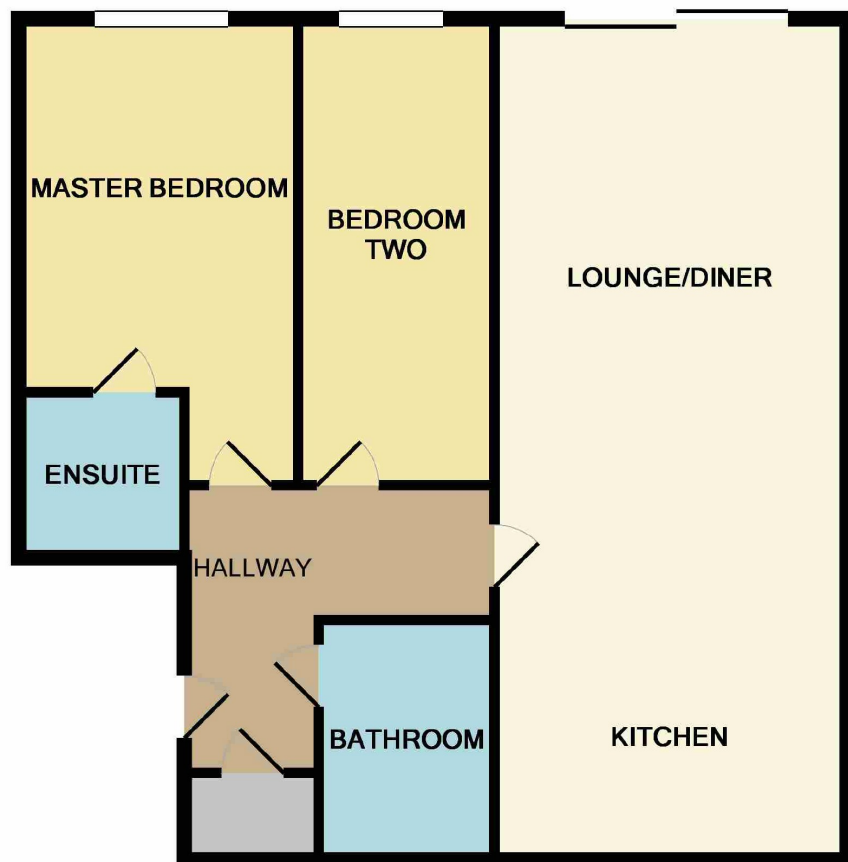
FIXTURES AND FITTINGS

Only those items expressly mentioned within the confines of these particulars are included in the sale.

COUNCIL TAX

Please contact Council Tax Department to ascertain the banding and amount payable for the current year.





TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.4 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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CHORLTON Tel: 0161 860 4444 DIDSBUY Tel: 0161 445 4480 DISLEY Tel: 01663 767878 GLOSSOP Tel: 01457 858 888 HALE Tel: 0161 929 9797 MACCLESFIELD Tel: 01625 434 000
 MANCHESTER Tel: 0161 833 9499 NORTHERN QUARTER Tel: 0161 833 9499 SALE Tel: 0161 962 2828 SALFORD Tel: 0161 833 9499 WILMSLOW Tel: 01625 532 000 WHITHINGTON Tel: 0161 438 2414

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Email: sale@jordanfishwick.co.uk

