



Jordan fishwick

17A ROWAN AVENUE, WHALLEY RANGE, M16 8AP

£285,000

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STUNNING 3 BEDROOM DUPLEX APARTMENT WITH OVER 1000 SQ FT OF LIVING SPACE!

This apartment has been recently refurbished to a high standard throughout offering light and spacious accommodation and is situated on a beautiful tree lined road in Whalley Range. The accommodation starts with its own private entrance that opens to a staircase leading to the first floor. That floor boasts a huge open plan Living/Kitchen/Diner with vaulted ceiling, Juliet balcony, stylish wood flooring and contemporary fitted kitchen. On that floor you also have a small Utility Room, a large double bedroom a third single bedroom or study, family bathroom and staircase leading to the top floor. The top floor has a master bedroom with en-suite shower room. The apartment has a small paved area to the rear of the building which would be ideal for an external storage shed or small outdoor seating area.

Entrance Hall

Hardwood leaded and opaque glass front door opening to a small hallway with engineered laminate flooring, security alarm panel. Radiator. Stairs to upper floor.

Hallway

Hallway leading to other rooms. Engineered laminate flooring and radiator. Smoke alarm.

Living/Kitchen/Diner 23'5 x 16'10 (7.14m x 5.13m)

Stunning open plan living space with vaulted ceiling. UPVC french doors opening onto a Juliet balcony with an additional window either side, a further large window to the right and another large opaque glass window to the side aspect. Engineered laminate flooring throughout, three radiators.

Kitchen

The kitchen is fitted with contemporary wall and base level units with quartz effect worktops over with 1½ sink with mixer tap, Zanuzzi integrated four ring induction hob, Zanuzzi double oven & grill and Zanuzzi dishwasher.

Utility Room 4'11 x 3'11 (1.50m x 1.19m)

Fitted unit with worktop over and space and plumbing for washing machine. Wall mounted Worcester combination boiler. Electrical consumer unit.

Bedroom Two 13'0 x 11'5 (3.96m x 3.48m)

Large uPVC window to the front aspect. Radiator.

Bedroom Three 9'11 x 7'4 (3.02m x 2.24m)

Large uPVC window to front aspect. Radiator

Bathroom 8'10 x 5'10 (2.69m x 1.78m)

Attractive newly fitted suite comprising; 'P' shaped bath with shower over, low level WC and pedestal wash hand basin. Tiled floor with underfloor heating, tiled walls and chrome heated towel rail. Opaque glass uPVC windows to the side aspect.

SECOND FLOOR

Bedroom 16'5 (Max) x 12'4 (5.00m (Max) x 3.76m)

Vaulted ceiling with three velux windows, two radiators and wall light.

En-Suite 8'9 x 4'5 (2.67m x 1.35m)

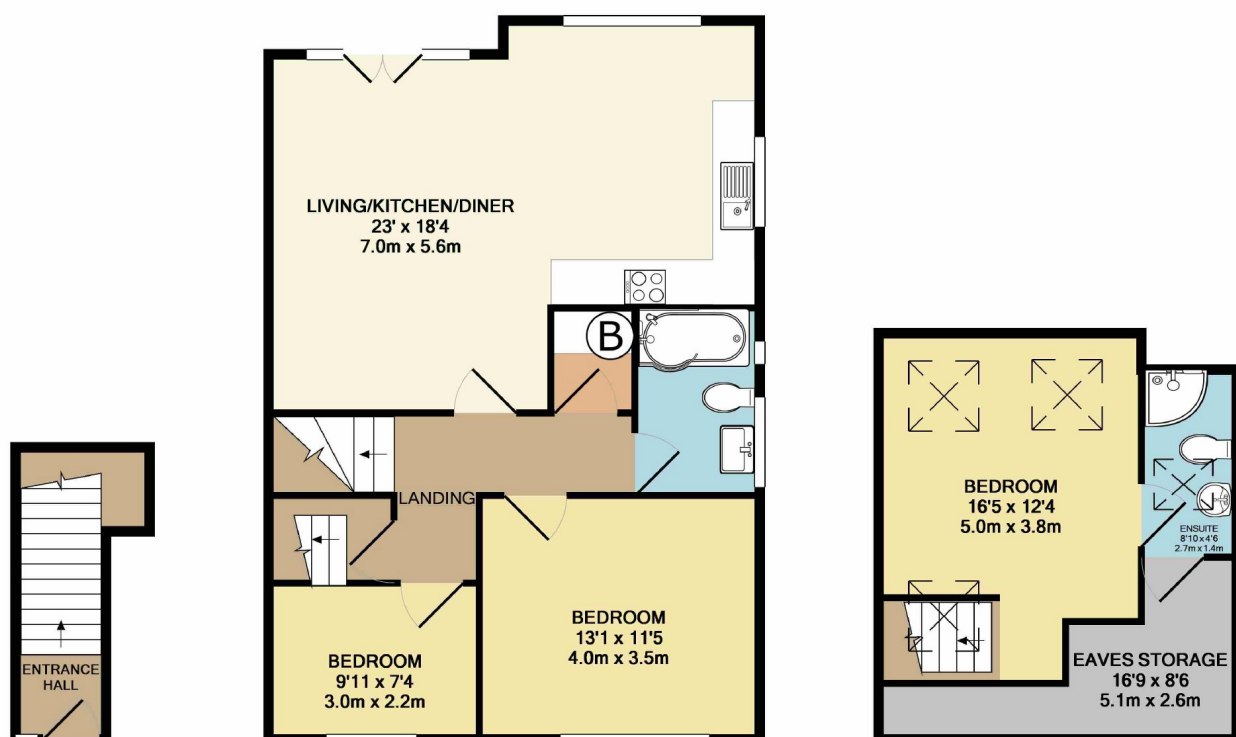
Corner shower unit, low level WC and wash hand basin, tiled floor with under floor heating, tiled walls and chrome heated towel rail. Velux window and cupboard door access to under eaves storage.

EXTERNALLY

The front has an attractive walled front garden and paved path leading to the front door. This apartment has access around the side of the building to a small paved area which could be used for a storage room or as a seating area.



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ENTRANCE FLOOR
 APPROX. FLOOR
 AREA 66 SQ.FT.
 (6.1 SQ.M.)

GROUND FLOOR
 APPROX. FLOOR
 AREA 757 SQ.FT.
 (70.3 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 311 SQ.FT.
 (28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1134 SQ.FT. (105.4 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(82-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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