# Jordan fishwick

Estate Agents, Surveyors & Valuers

# Flat 21 Aylesby Court, 487 Wilbraham Road, Chorlton, M21 OUS



Guide price £150,000

A light and spacious ground floor apartment located within a popular purpose-built development close to Chorlton village centre and conveniently placed for the Metro. Attractive and well presented, this superb flat will prove ideal for a couple or first time buyer and comprises: communal lobby, entrance hallway, lounge, fitted kitchen, excellent sized bedroom with fitted wardrobes, bathroom with over bath shower. Electric panel heaters are installed and the property is double glazed. There are tidy and well tended lawned communal gardens and private residents' car parking is provided. Viewing of this excellent flat is highly recommended. \*\* NB: The lease does not permit for this property to be let out \*\*

www.jordanfishwick.co.uk

# **COMMUNAL LOBBY**

Security front door, lockable residents' post boxes. Opening to:

# **PRIVATE HALLWAY**

Cloaks hanging space, opening to:

# LOUNGE 12'11" X 12'5"

Large double glazed windows with views over the gardens to the front aspect, two electric panelled heaters, recessed ceiling lighting, tv aerial point, wood effect laminate flooring, wall mounted telephone intercom.

# BREAKFAST KITCHEN 12'6" X 6'7"

Fitted with a range of units with gloss cream doors comprising: base storage cupboards and work tops over with matching eye level units with concealed under lighting, inset Bosch electric four ring gas hob with stainless steel/glass extractor hood over and Bosch electric fan assisted oven beneath, plumbing for washing machine, single drainer one and a half bowl sink unit with mixer tap, integrated fridge/freezer, part tiled walls and tiled flooring, recessed ceiling lighting, double glazed window to front aspect, electric panelled heater.

#### **INNER HALLWAY**

# DOUBLE BEDROOM 10'9" X 9'2"

Double glazed window to front aspect, electric panelled heater, built in storage cupboard.

# BATHROOM 7'11" X 6'1"

Fitted with a white three piece suite with chrome fittings comprising: panelled bath with bath mixer and thermostatic shower fittings and glass shower screen, wash hand basin set with vanity units with mixer tap, low level wc, double glazed window to rear aspect, electric panelled heater, electric shaver point, electric chrome ladder towel radiator, recessed ceiling lighting, extractor fan, cylinder and airing cupboard with storage, part tiled walls and tiled flooring.

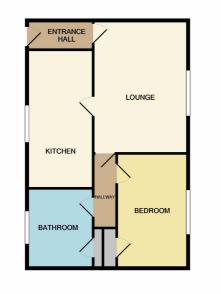
# OUTSIDE

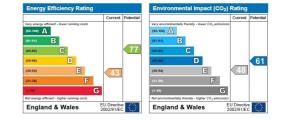
# **COMMUNAL GARDENS**

Attractive landscaped gardens to the front, side and rear of the property with established borders containing a variety of shrubs and flowering plants.

#### **PRIVATE RESIDENTS' CAR PARKING**

Remote controlled wrought iron gates opening to the car parking with a private residents parking space provided.





Measurements are approximate. Not to scale. Illustrative purposes only Made with Metropix ©2020



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