

## Carlton Terrace, Flat 2, 198 Upper Chorlton Road, Old Trafford,



**Guide price £265,000**

A beautifully presented lower ground floor apartment located within a stunning **AWARD WINNING DEVELOPMENT** with light, bright and well designed accommodation, ideal for a couple or first time buyer. The property is particularly well presented and appointed and comprises: large open plan lounge/dining room/fitted kitchen with integrated appliances with bi fold doors opening onto a private enclosed terrace garden with views over the communal lawned gardens, **TWO DOUBLE BEDROOMS**, both with fitted wardrobes, a bathroom with over bath shower. Gas central heating is installed and the apartment is double glazed with fitted blinds. There is an allocated car parking space and a bike store and worthy of note is the **24 hour MONITORED CCTV FOR COMMUNAL AREAS**. Well placed for Chorlton village, local amenities, bars, restaurants and the Metro. Viewing is highly recommended.

**COMMUNAL HALLWAY**

Engineered oak flooring, central heating radiator, recessed ceiling lighting.

**PRIVATE HALL**

Engineered oak flooring, recessed ceiling lighting with access to both bedrooms and bathroom. Built in utility cupboard with plumbing for washing machine and space for fridge/freezer.

**OPEN PLAN LOUNGE / DINING ROOM / KITCHEN 5.97 m X 4.32 m**

Double glazed bi-fold doors with bespoke integrated blinds opening onto the private terrace with open views over the communal gardens. Recessed ceiling lighting, engineered oak flooring, central heating radiator, extractor fan, fitted gloss white media unit with shelving and display cupboards with inset lighting. KITCHEN AREA: Fitted with a range of light grey shaker style cupboards comprising: base storage cupboards with granite worktops over and eye level units with concealed under lighting, inset stainless steel sink unit with chrome mixer tap, inset stainless steel four ring gas hob with stainless steel chimney extractor hood over and electric fan assisted oven beneath, integrated dishwasher, integrated fridge, part tiled walls, cupboard housing the gas fired central heating boiler with storage.

**BEDROOM ONE 4.88 m X 3.4 m**

Double glazed window to side aspect with bespoke black out fitted blind, central heating radiator, recessed ceiling lighting, engineered oak wood flooring, tv aerial point, fitted wardrobes with hanging rails and shelving, extractor fan.

**BEDROOM TWO 4.5 m X 3.3 m**

Double glazed window with bespoke black out fitted blinds, engineered oak flooring, extractor fan, central heating radiator, recessed ceiling lighting, fitted wardrobes with hanging rails and shelving.

**BATHROOM 2.29 m X 3.5 m**

Fitted with a three piece white suite with chrome fittings comprising: panelled bath with thermostatic shower fittings with glass shower screen, wash hand basin with mixer tap and drawer, low level wc, part tiled walls and tiled flooring with under floor heating, extractor fan, recessed ceiling lighting, electric shaver point, chrome ladder towel radiator, two wall lights.

**COMMUNAL GARDENS**

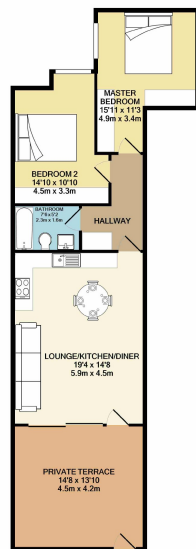
Communal lawned gardens to the front of the property.

**PRIVATE TERRACE**

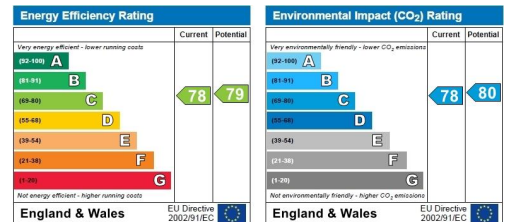
The property benefits from its own private terrace with Indian stone flagging and artificial turfed sitting area. Fenced, screened and enclosed.

**PRIVATE RESIDENTS' CAR PARKING**

Residents parking to the rear of the property with allocated space and lockable bike store.



TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)  
Measurements are approximate. See to scale. Dimensions approximate only.  
Made with Metropix 02/20



**CHORLTON** Tel: 0161 860 4444 **DIDSBURY** 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



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.