

*JP&Brimelow*

*SALES*

*Price: £175,000*



Flat 11 Chester Court, 243 Seymour Grove,  
Old Trafford, M16 0DS

# Chorlton & Didsbury Sales

430 Barlow Moor Road, Chorlton, Manchester, M21 8AD

**Chorlton: 0161 882 2233 Didsbury: 0161 448 0622**

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**[www.jpandbrimelow.co.uk](http://www.jpandbrimelow.co.uk)**

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PROTECTED

## DESCRIPTION

A well-presented & spacious, TWO DOUBLE BEDROOMED, access is to the rear of the development, a duplex ground/first floor apartment with its own private entrance within this modern development. Situated in a highly popular residential area of Old Trafford on the borders of Chorlton and Whalley Range. Within strolling distance to the centre of Chorlton with all its independent shops/café/restaurant society with local amenities, Longford Park and the Metrolink on Ryebank Road, Firwood or Tafford Bar giving direct access into the City Centre/Media City/Manchester International Airport. This well portioned apartment comprises; a private entrance hallway, first floor landing, a useful storage cupboard/utility, an open plan lounge/dining room with access to a fitted kitchen, two double bedrooms and there is a three-piece white bathroom. The property benefits from central heating, double glazing throughout, communal parking and an attractive communal lawned garden to the rear aspect. Will suit either a first-time buyer or a couple due to the space available and the location. Early viewing is highly recommended.

## 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.*

### PRIVATE ENTRANCE (REAR OF THE DEVELOPMENT)

Entered via a double glazed door. Ceiling light point. Stairs leading to first floor. A double glazed window to the front aspect. Ceiling light point. Door leading to:

### FIRST FLOOR LANDING

Ceiling light point. Loft access. Wall mounted thermostat control. Doors leading to:

### CUPBOARD/UTILITY AREA

Hot water tank. Wall mounted fusebox. Space and plumbing for a washing machine. A useful worktop.

### LOUNGE/DINING ROOM

Double glazed window to the front aspect with views into the communal lawned gardens and off street parking. Ceiling light point. Single radiator. Television point. Laminate wooden flooring. Opening to:

### FITTED KITCHEN AREA

Double glazed window to the side aspect. Ceiling light point. Fitted with a range of base and eye level units with roll edge worksurface incorporating stainless steel sink unit with a mixer tap over. Integrated induction electric hob with a wall mounted extractor fan. Integrated single oven. Space for a fridge/freezer. Wall mounted electric heater.

### BEDROOM ONE

Double glazed window to the rear aspect. Ceiling light point. Single radiator. A useful walk-in storage cupboard.

### BEDROOM TWO

Double glazed window to the rear aspect. Ceiling light point. Single radiator.

### FAMILY BATHROOM

Double glazed window to the side aspect. Ceiling light point. Ceiling extractor fan. Fitted with a three-piece suite comprises; a panelled bath with a shower over. Pedestal hand wash basin. Pedestal hand wash basin. Partly tiled walls. Heated towel rail. Tiled flooring.

### EXTERNALLY

To the front of the apartment there is an enclosed lawned communal garden enclosed by a timber panelled fence and a brick boundary wall. A tarmac driveway providing off street parking. Wall mounted security lighting. Planted flowerbeds with a selection of established bushes and shrubs. Paved path leading the the development and apartment.

### DIRECTIONS

From our Chorlton office, turn right and proceed along Barlow Moor Road to the first set of traffic lights and go straight ahead into Manchester Road and passing Chorlton library and the parade of shops until reaching the major set of traffic lights at the Seymour Grove and Upper Chorlton Road junction. At these set of traffic lights take the left-hand fork into Seymour Grove. Chester Court can be found on the right-hand side on the corner of Brooks Road. Turn right into Brooks Road and the entrance is to the rear of the development clearly marked by a JP & Brimelow 'for sale' board.

### TENURE

Leasehold With an original lease of 250 years and 245 years remaining. The monthly service charge is £75. Annual ground rent of £150.00. (Information as per current vendor) September 2019.

### ASSESSMENT

Council Tax Band A



# JP&Brimelow

## SALES

### 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](mailto: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.

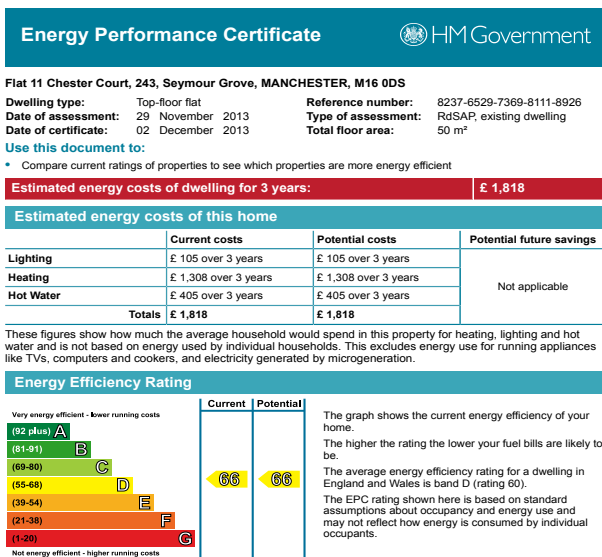
### LOCAL INFORMATION

For more information with regards to local transport links and the Metrolink please visit [www.tfgm.com](http://www.tfgm.com). For information with regards to schools please visit [www.manchester.gov.uk](http://www.manchester.gov.uk)

### VIEWING

By appointment through the Agent

### EPC Chart



**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

