



 **2**
Bedrooms

 **1**
Bathroom





TRADING PLACES are pleased to have available this lovely two bedroom ground floor flat which benefits from double glazing and gas central heating. Briefly the accommodation comprises of communal entrance with stairwell to all floors. Own entrance door opening to entrance hall with doors off to the two bedrooms, bathroom, kitchen and lounge. Outside: Communal gardens and the property benefits from having own garage.

The property is situated in a much sought after location of Chorlton just a short walk into the town centre for all the shops, bars and restaurants. Walking distance to a Metrolink and really good public transport taking you to surrounding areas. Chorlton Green, Beech Road is just a few minutes walk away and is a very popular location.

A viewing is highly recommended.

We are informed by the vendor that the service charges are around the £80pcm.

Entrance hall

Carpet. Two storage cupboards.

Bedroom one *3.38m x 3.63m*

Carpet. Double glazed window. Radiator. Built in wardrobes.

Bedroom two *3.09m x 2.36m*

Double glazed window. Radiator. Carpet.

Bathroom *3.09m x 1.70m*

Fitted suite comprising of panel bath with shower screen and shower over, pedestal wash hand basin and a low level WC. Storage cupboard. Wall mounted radiator. Double glazed window.

Lounge *4.95m x 4.17m*

Double glazed window. Carpet. Radiator.

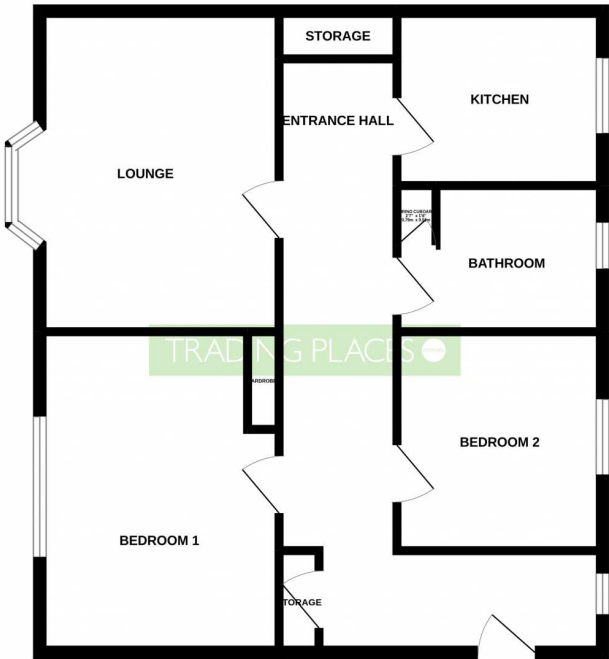
Kitchen *3.07m x 2.25m*

Double glazed window. Fitted with a range of wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap. Tiled splashback. Integrated electric oven with gas hob over and extractor fan above. Plumbed for automatic washing machine. Plumbed for dishwasher. Space for free standing appliances. Antico flooring.

Outside

Communal gardens. Garage.

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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