

175 New Barns Avenue, Chorlton, Manchester, M21 7DG

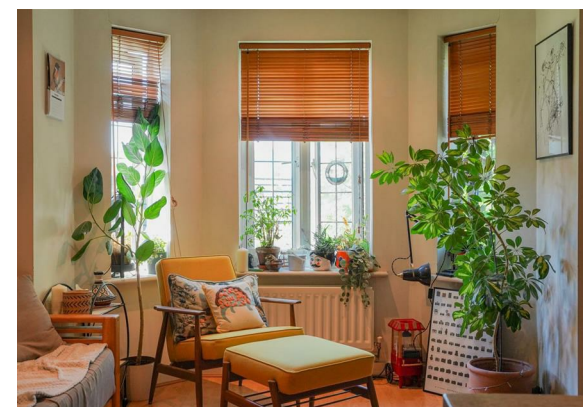


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Offers In The Region Of £220,000

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VIDEO TOUR AVAILABLE A spacious and well-presented TWO DOUBLE BEDROOM, top floor apartment. Situated in a popular residential area, off Nell Lane in Chorlton. Within walking distance to the Metrolink tram stop on Barlow Moor Road, Chorlton Park Primary School and Chorlton Park. Also, within walking distance to the Metrolink Station on St Werburgh's Road, giving you direct access to the city centre and Media city. In brief, the well-planned accommodation consists of a communal entrance hall with stairs leading to all floors, a private entrance hall leading to an inner hallway, a lounge/dining room with a bay window to the front aspect, a fitted kitchen, two double bedrooms, the principle benefitting from a three piece en-suite shower room. A three-piece bathroom suite completes this delightful apartment. The property benefits from gas fired central heating and allocated parking to the rear.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **B**

Top Floor



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