



## Flat 6 The Chandlery Stretford Manchester M32 0NU

### £185,000

IMMACULATE TWO DOUBLE BEDROOM APARTMENT LOCATED ON STRETFORD MARINA !! HOME ESTATE AGENTS are pleased to bring to the market this wonderful apartment located on Stretford Marina with stunning views and just a short commute into Media city and Manchester city centre. In brief the property comprises of, communal hallway, hallway, open plan living area, master bedroom with en-suite shower room, second double bedroom and bathroom, externally the views over the marina are fantastic with separate gated private car park with access to the canal side walks. The property benefits from being fully UPVC double glazed with electric heating system and a large loft space. Located in a very popular area with great transport links including the train and Metro-link into Manchester city centre and Altrincham just a short walk away. Early viewings are strongly advised call HOME on 0161 871 3939.

- \*\*STUNNING VIEWS OVER STRETFORD MARINA\*\*
- SPACIOUS OPEN PLAN LIVING
- Master bedroom with en-suite
- Second double bedroom
- Private gated car park
- Ideal or first time buyers
- Good local schools and amenities
- Great transport links

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### Hallway

Wood front door leading in, door intercom, storage cupboard with electric boiler and loft access with ladder and light.

### Open plan living 17'06 x 15'00 (5.33m x 4.57m)

UPVC double glazed french doors and windows to the side and rear elevations, open plan living area with good selection of kitchen units fitted with roll edge work surfaces incorporation a 1.5 bowl stainless steel sink with mixer tap, single oven, ceramic hob, extractor hood, tiled splash backs, laminate floor, down lights, TV point and vertical designer radiators.

### Master bedroom 13'08 x 11'09 (4.17m x 3.58m)

UPVC double glazed window to the rear elevation and modern panel radiator.

### En-suite

Three piece fitted shower suite comprising of, corner shower cubicle fitted with thermostatic mixer shower, low level W/C, sink with pedestal, tiled to compliment and heated towel radiator.

### Bedroom Two

UPVC double glazed window to the rear elevation and modern panel radiator.

### Bathroom

Three piece fitted bathroom suite comprising of, bath fitted with mixer tap with shower, low level W/C, sink with pedestal, tiled to compliment with heated towel radiator.

### Externally

Marina and canal views to two elevations and a private electric gated car park with landscape gardens.

### Important Information

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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Total area: approx. 61.3 sq. metres (659.4 sq. feet)

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
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