



*Jordan fishwick*

Flat 5 633 Wilbraham Road, Chorlton, M21 9JT

Guide Price £325,000



### The Property

A superbly presented THREE DOUBLE BEDROOM PENTHOUSE APARTMENT spanning the whole top floor of this stunning period mansion house. This delightful property is located just a short stroll from Chorlton Village and all local amenities and benefits from a 21FT LOUNGE as well as OFF ROAD RESIDENTS PARKING and a large, well maintained SOUTH FACING COMMUNAL GARDEN. Offered for sale in MOVE-IN READY CONDITION, this splendid apartment will prove ideal for a young couple or family and is certainly not one to be missed. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, spacious entrance hall, superb 21ft living/dining room, kitchen fitted with integrated appliances, 16FT MAIN BEDROOM WITH BALCONY, two further double bedrooms and bathroom, fitted with a modern four piece suite. There is ample storage space in the eaves, accessed from both the second bedroom and bathroom and both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a large lawn and off road residents parking. To the rear, a superb South facing lawned garden is enclosed by mature trees and shrubbery. Residents also benefit from use of a communal bike store and storage space within the multiple cellar chambers. An internal viewing of this fine apartment is most highly recommended.

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Chorlton, Manchester, M21 9JT**

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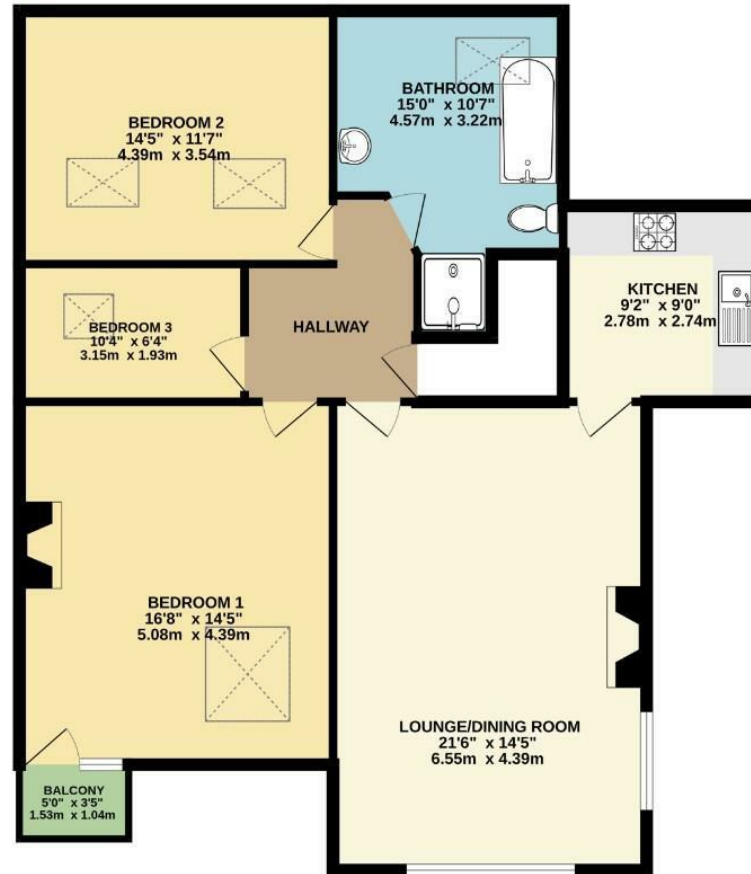
- Superbly presented top floor apartment
- Three double bedrooms
- 1030sqft - larger than typical three bedroom house
- 21ft living/dining room
- South facing communal garden
- Walking distance to Chorlton Village, Beech Road and the Metro
- Off road residents parking
- Situated with a beautiful period mansion house
- Ideal for young couple / family



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>	<b>61</b>	<b>61</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	



SECOND FLOOR  
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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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