



jordan fishwick

Flat 1, 631 Wilbraham Road, Chorlton, M21 9JT

Guide Price £250,000



The Property

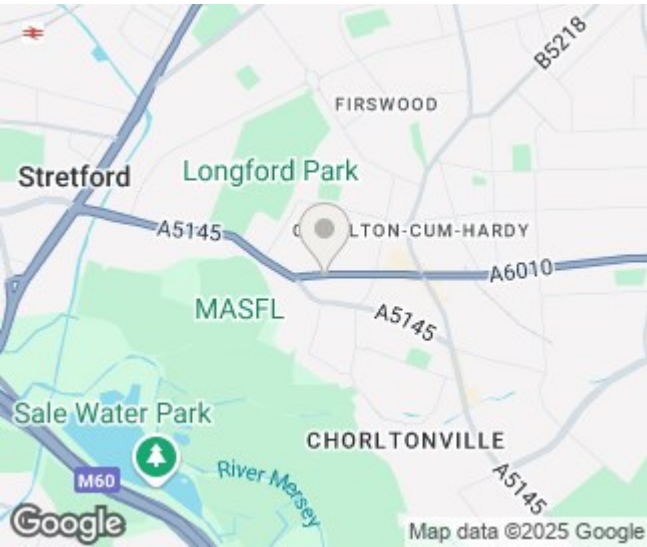
A superbly presented ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT set within a magnificent period mansion house only a short stroll from Chorlton Village. This delightful apartment will prove ideal for a young couple/first time buyer, offering spacious and light accommodation throughout with MANY ORIGINAL FEATURES retained such as the ORIGINAL WOODEN FLOORING, COVING and feature fireplace throughout the 23FT LOUNGE/DINING ROOM. The property further benefits from OFF ROAD RESIDENTS PARKING as well as a large, well maintained SOUTHERLY FACING COMMUNAL GARDEN and is ideally located within walking distance of all local amenities and transport links in Chorlton Village, Longford Park and the vibrant scene of Beech Road. The accommodation briefly comprises: communal entrance hallway, entrance hall, stunning 23ft lounge/dining room, kitchen, 15ft bedroom with large bay window and original wooden panelling beneath, bathroom, fitted with a modern three piece suite and tiled walls and flooring. Externally, to the front of the property is a large lawn and off road residents parking. To the rear, a superb Southerly facing communal garden has been mainly laid to lawn and is enclosed by mature trees and shrubbery. Residents also have use of a communal bike store and storage space within the multiple cellar chambers. Internal viewing is most highly recommended. Council Tax: A. EPC: D.

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Chorlton, Manchester, M21 9JT**

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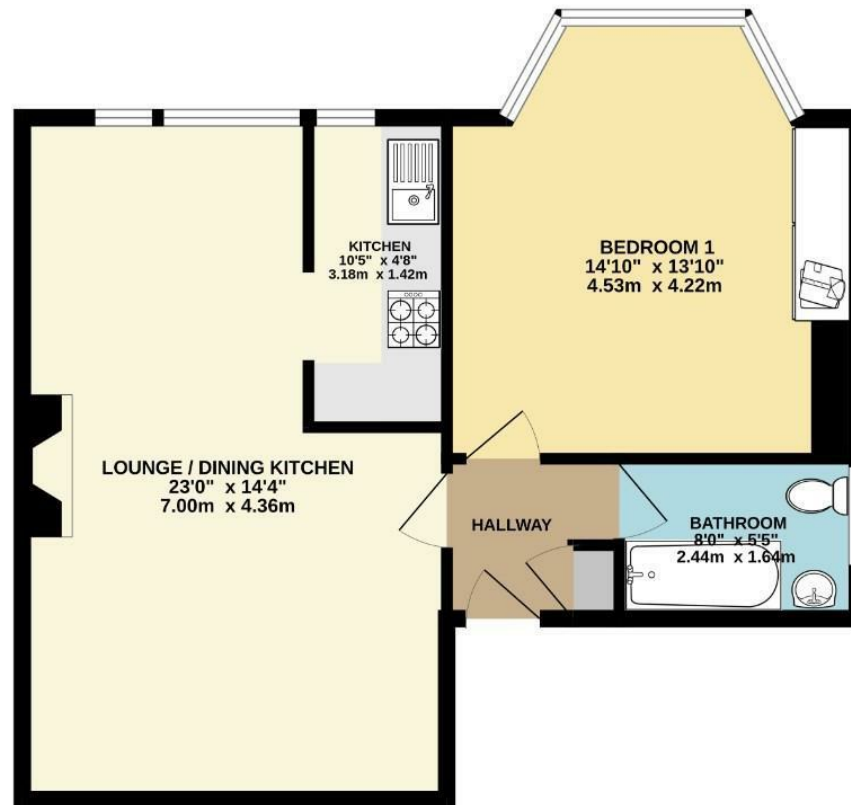
- Superbly presented one double bedroom ground floor apartment
- 23ft lounge/dining room
- Many original features throughout
- Short stroll from Chorlton Village, all local amenities and transport links
- Southerly facing communal gardens
- Off road residents parking
- Bike storage + storage space within multiple cellar chambers available to all residents
- Ideal first time buy
- Council Tax: A. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	75
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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