



jordan fishwick

Flat 1 Tealby Court, Wilbraham Road, Chorlton, M21 0XB

Guide Price £210,000



The Property

*****NO CHAIN***** Located within a well regarded purpose built development walking distance from Chorlton Village and the Metro is this delightful **TWO DOUBLE BEDROOM GROUND FLOOR APRTMENT** offering spacious, light accommodation ideal for a young couple or first time buyer. This splendid property benefits from **SECURE OFF ROAD PARKING** and is ideally placed for all local amenities, parks and only a short stroll from both Chorlton and St Werburghs Road Metrolink stations allowing fast access to both the city centre and nearby airport. The accommodation briefly comprises: communal entrance hallway, entrance hall, spacious **TWENTY FOOT LOUNGE/DINING ROOM**, kitchen, two double bedrooms, the main with fitted wardrobe and bathroom, fitted with a modern three piece suite. Externally there are large, well maintained communal gardens to which this apartment benefits from having pleasant views of from every window. The property also benefits from use of both a private, secure residents car park and communal bike shed. An internal viewing is strongly recommended. Council Tax: B

**** NB: The lease does not permit for this property to be let out ****

Flat 1 Tealby Court, 489 Wilbraham Road, Chorlton, Manchester, M21 0XB

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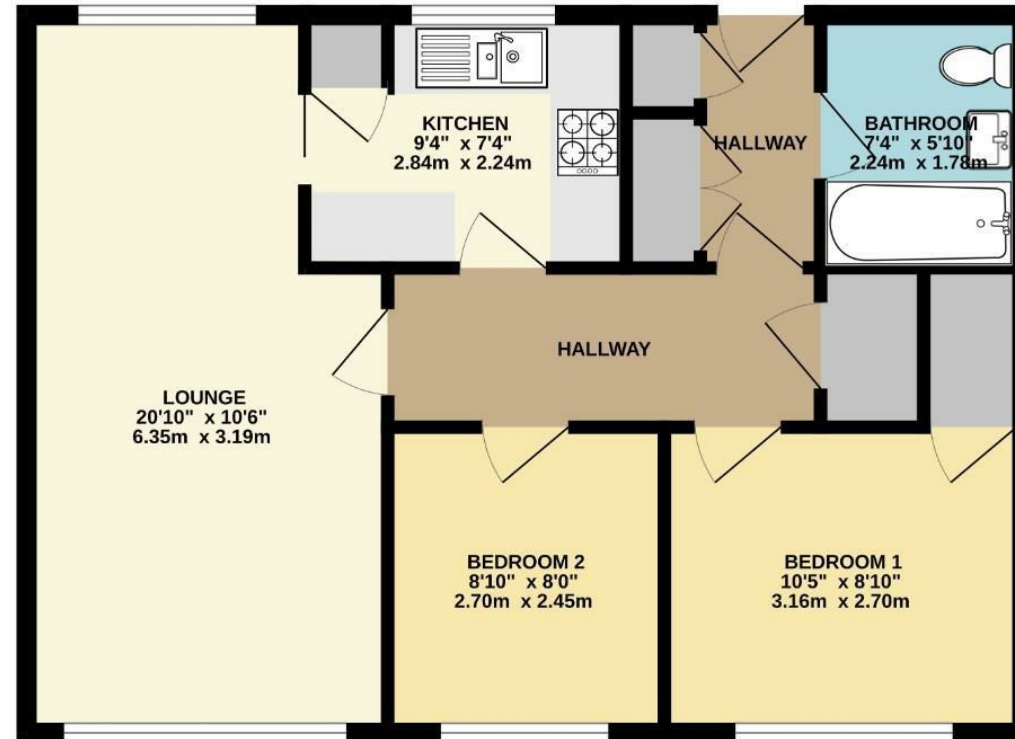
- NO CHAIN
- Well presented two double bedroom ground floor flat
- Sought after purpose built development
- Ideally placed for Chorlton Village and the Metro
- 20ft through lounge dining room with dual aspect windows
- Walking distance to Beech Road and multiple local parks
- Secure residents car park and bike shed
- Ideal for young couple or first time buyer
- **The lease does not permit for this property to be let out **



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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