

Flat 2 12 Ellesmere Road, Chorlton, Manchester, M21 0SR



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £300,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious and stylishly presented, TWO DOUBLE BEDROOM, duplex apartment set within this period conversion. Nestled away on a highly desirable tree-lined residential road, off Wilbraham Road in the heart of Chorlton. Within a short stroll to the vibrant centre of Chorlton, you'll find a plethora of independent restaurants, shops, and bars. Nearby amenities include the popular Barbakan Delicatessen and the Unicorn supermarket. The convenience of the Metrolink Station on Wilbraham Road offers direct access to the city centre, Media City, and Manchester International Airport. In brief the well-planned accommodation consists of; a communal entrance hall, a private entrance opening into a fabulous large open plan lounge/ diner complete with fitted kitchen/ breakfast room. The lounge/ diner benefits from a log burner and bay window, whilst the kitchen offers a brick exposed feature wall, off the kitchen is a useful utility room and W.C. Stairs leading down to the lower ground reveal two good sized double bedrooms, both bedrooms benefitting from en-suites and access into the delightful conservatory which has access out into the private enclosed garden. The property benefits from, gas fired central heating, high ceilings throughout, an intercom system, an allocated off road parking space and a private rear enclosed garden.





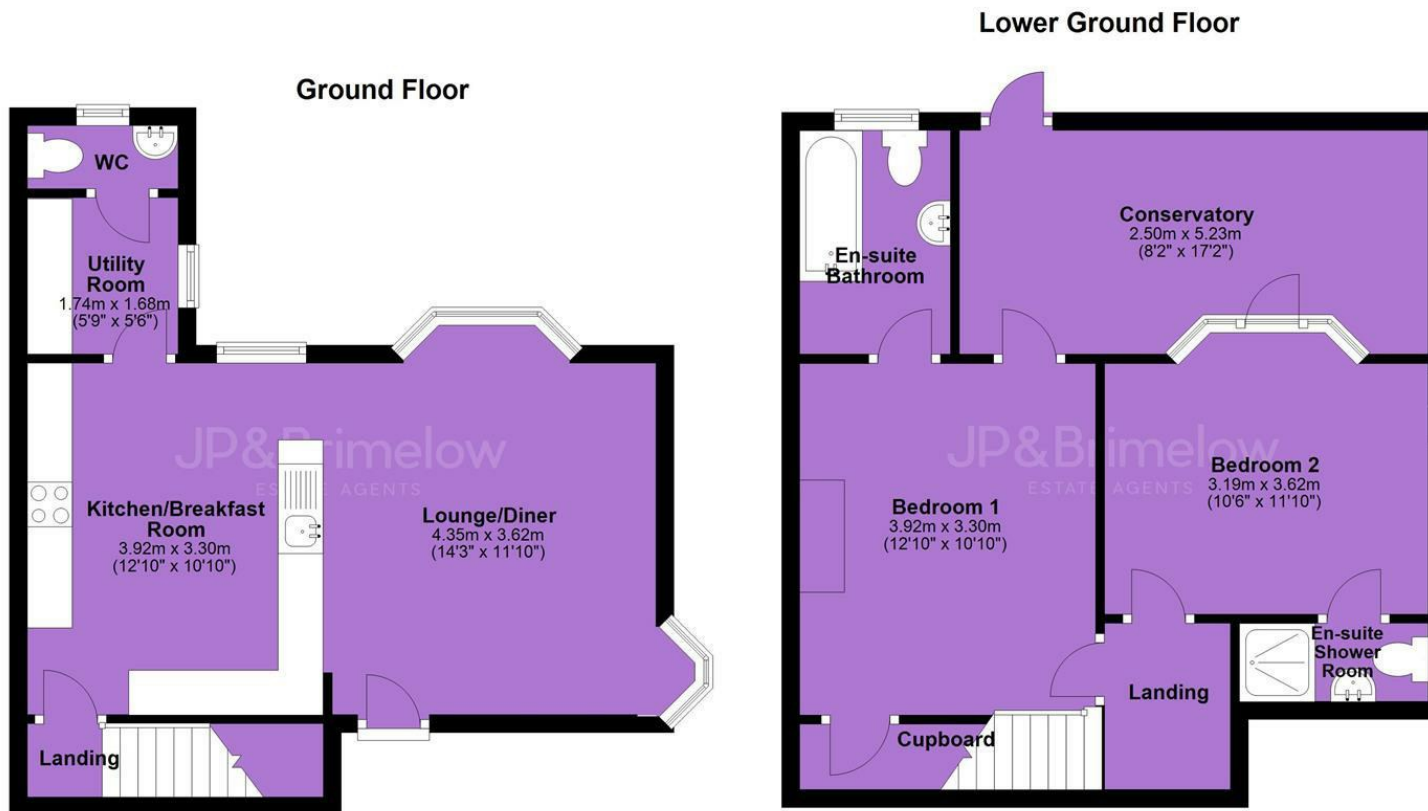


## EPC Chart

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>	75	81
(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 	



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



JP & Brimelow Estate Agents Ltd  
 430 Barlow Moor Road, Manchester, M21 8AD  
 Tel: 0161 8822233  
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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