



**Upper Chorlton Road, Manchester, Whalley
Range, M16**

Offers Over: £275,000

Leasehold

Upper Chorlton Road, Manchester, Whalley Range, M16

This beautifully presented lower ground floor garden apartment is located in the modern Celestia Court, Upper Chorlton Road. This superbly sized two-bedroom property offers modern living with the added luxury of a private garden and secure allocated parking.

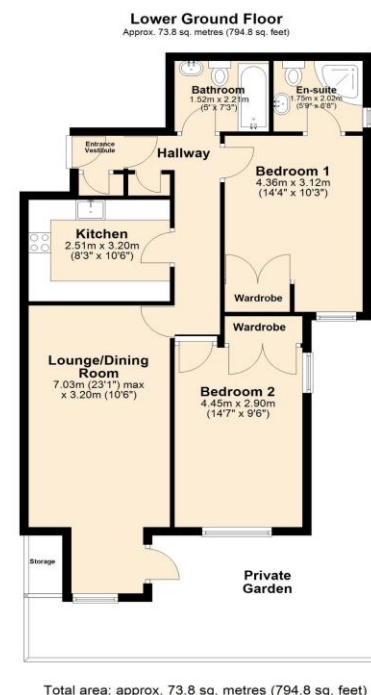
Step inside and you're greeted by a spacious entrance hall leading into a fabulous open-plan living and dining area. The room is perfectly designed for both relaxation and working from home, with a dedicated office area and an abundance of natural light flooding through the patio door. These doors open directly onto your very own private garden, ideal morning coffees, weekend entertaining, or simply unwinding outdoors.

The modern fitted kitchen is sleek and practical, offering a comprehensive range of base and eye-level units along with high-quality integral appliances including a dishwasher, fridge freezer, and washing machine.

The main bedroom is a true retreat — spacious and elegantly finished, complete with a fitted wardrobe and its own en-suite bathroom. The second bedroom is another generous double, featuring built-in storage and dual aspect windows that bring in plenty of light. The main bathroom is beautifully appointed with a contemporary three-piece suite.

Outside, the private L-shaped garden is a standout feature of this home. Thoughtfully designed for low maintenance, the garden includes a paved patio area (partially under cover, perfect for year-round use) and an attractive artificial lawn, creating the ideal balance of function and style. The property also benefits from secure allocated parking. The apartment is also pet friendly.

Celestia Court is perfectly positioned on Upper Chorlton Road, offering excellent access to both Chorlton and Whalley Range's vibrant café culture, independent shops, and green open spaces. With superb transport links into Manchester city centre and nearby motorway connections.



- Leasehold
- 999 years from Jan 2016
- Ground Rent/ Rent Charge: £120 per annum
- Service Charge: £1,080 per annum
- Council Tax Band C
- EPC Grade C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.