



jordan fishwick

Flat 11 Tealby Court, Wilbraham Road, M21 0XB

Guide Price £222,500



The Property

Located within a well regarded purpose built development only a short stroll from Chorlton Village is this superbly presented and stylishly decorated TWO DOUBLE BEDROOM GROUND FLOOR APRTMENT offering spacious, light accommodation throughout. This delightful property property will prove ideal for a young couple or first time buyer and benefits from SECURE OFF ROAD PARKING as well as use of extensive, well maintained communal gardens. The property 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, modern fitted kitchen with integrated appliances and SOLID STONE WORKTOPS, two double bedrooms, the main with fitted wardrobe and bathroom, fitted with a modern three piece suite. Externally there are large communal gardens and the property also benefits from us of both a private, secure residents car park and communal bike shed. An internal viewing is strongly recommended.

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

Flat 11 Tealby Court, 489 Wilbraham Road, Chorlton, Manchester, M21 0XB

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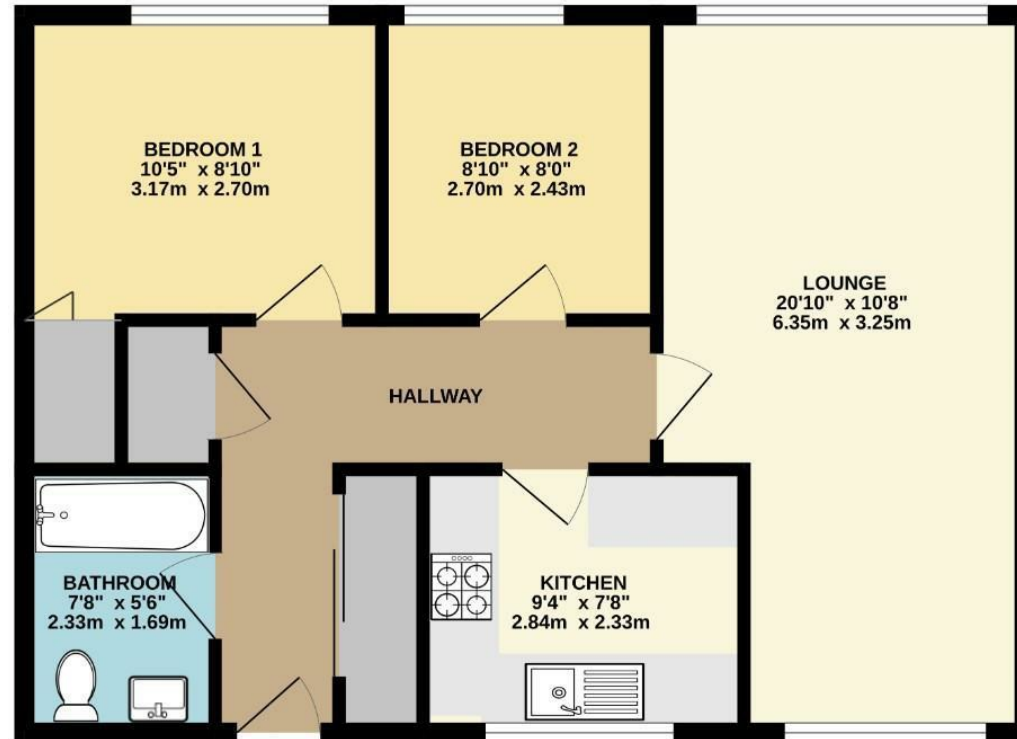
- Superbly presented ground floor apartment
- Two good sized bedrooms
- Ideally placed for Chorlton Village and the Metro
- Walking distance to Beech Road and multiple local parks
- 20ft through lounge dining room with dual aspect windows
- Secure residents car park and bike shed
- Well regarded purpose built development
- 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 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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