



*jordan* fishwick

Flat 3 Sibson Court, Sibson Road, M21  
Guide Price £235,000





### The Property

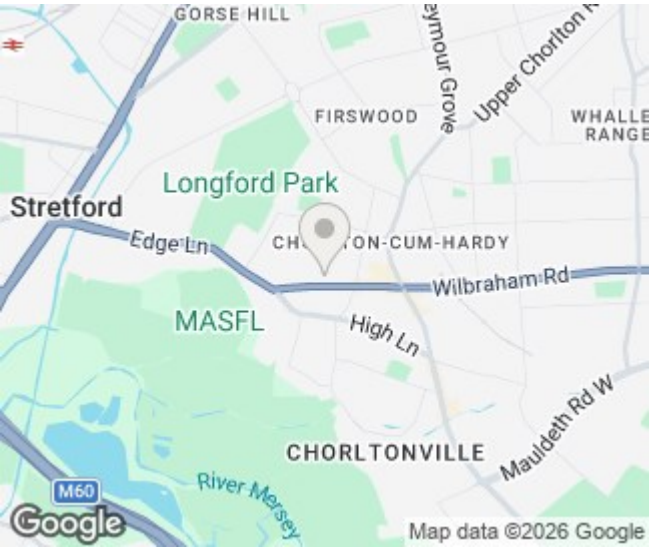
A delightful TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT positioned within a purpose built development only a short stroll from both Chorlton Village and Longford Park. This delightful property is set within mature landscaped gardens and provides spacious, light accommodation throughout ideal for a young couple or first time buyer. Ideally situated for all local amenities, transport links including the Metro and only a short stroll from the vibrant scene of Beech Road, this superb property is not one to be missed. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hallway, lounge/dining room with dual aspect windows, kitchen, two good sized double bedrooms, the main with full height fitted wardrobe, modern bathroom and large storage cupboard. Double glazing and electric room heaters have been installed throughout. Externally there are communal gardens to the front of the development which have been mainly laid to lawn and enjoy a sunny Southerly aspect while to the rear there is a residents car park providing off road parking on a first come, first served basis. Early viewing is highly recommended.

**Flat 3 Sibson Court,  
Sibson Road, Chorlton,  
Manchester, M21 9RG**  
**Guide Price £235,000**





- Superbly presented first floor apartment
- Two double bedrooms
- Purpose built development walking distance to Chorlton Village and Longford Park
- Well maintained communal gardens
- Off road parking
- Spacious and light accommodation throughout
- Short stroll from Beech Road and the Metro (Chorlton - 0.5 miles)
- Ideal first time buy
- Council Tax: B. EPC: D



| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 82                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   | 68      |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |



FIRST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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