

Flat 1 23 Egerton Road North, Chorlton, Manchester, M21 0SN



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £290,000


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VIDEO TOUR AVAILABLE A stylishly presented raised ground floor apartment featuring TWO DOUBLE BEDROOMS. Nestled on a highly desirable tree-lined residential road, off Wilbraham Road in the heart of Chorlton. Within a five-minute 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. In brief the well-planned accommodation consists of an entrance hallway, an impressive open plan lounge/fitted Kitchen, two double bedrooms, one with a three-piece en-suite shower room and one with a three-piece en-suite bathroom. The property benefits from gas fired central heating and a communal car park. The convenience of the Metrolink Station on Wilbraham Road offers direct access to the city centre, Media City, and Manchester International Airport.





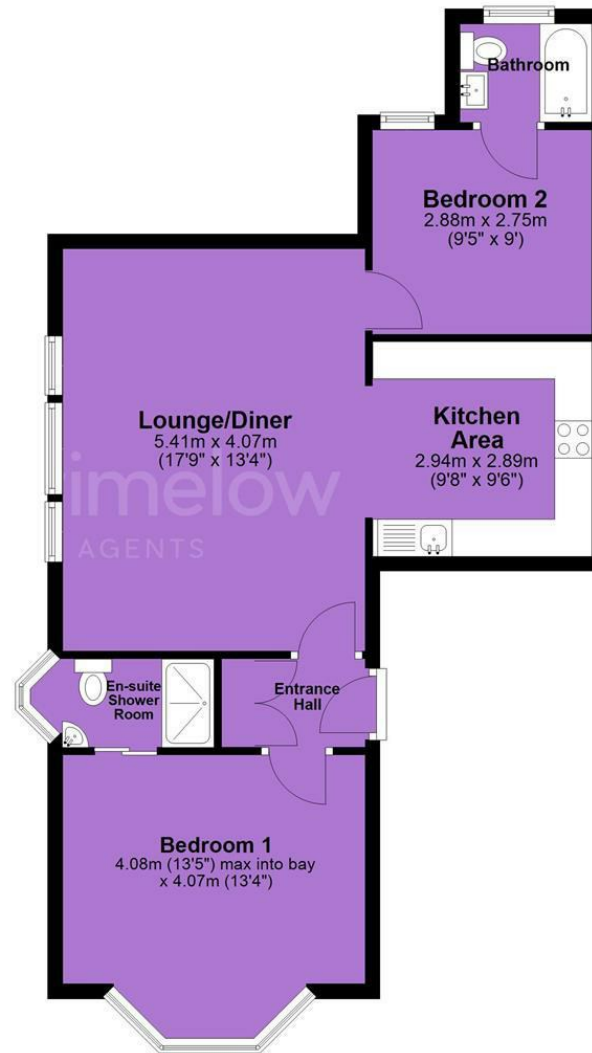
EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **A**

Raised Ground Floor



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