

Flats 1-8 Wycombe House, 619 Wilbraham Road, Chorlton, Manchester, M21 9AT



# Offers In The Region Of £1,485,000



\*\*\*RARE RESIDENTIAL INVESTMENT OPPORTUNITY\*\*\* Wycombe House comprises a well configured period semi-detached property of traditional brick construction under a pitched roof and converted into 8 individual apartments arranged over basement, ground and two upper floors. The property was comprehensively refurbished in 2018 to an excellent standard providing two apartments to each floor.

The apartments are all self-contained and benefit from electric panel heaters, double glazing, refurbished kitchens and bathrooms (Villeroy & Boch Bathrooms and with Hansgrohe fittings). Indicative plans are provided.

Externally, parking is provided to the rear of the property along with a secured refuge / storage area. In addition, there is a potential development plot of land direct to the rear suitable for additional residential development subject to planning approval.

Further information please contact Danny on 0161 882 2233 or email [danny@jpbrimelow.co.uk](mailto:danny@jpbrimelow.co.uk)



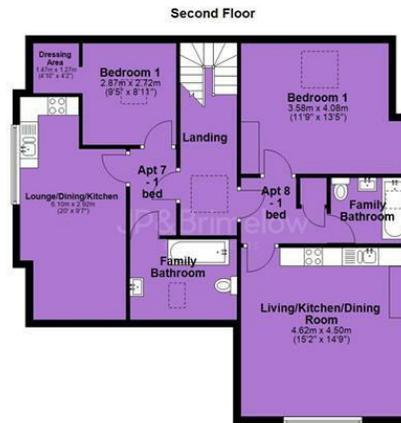
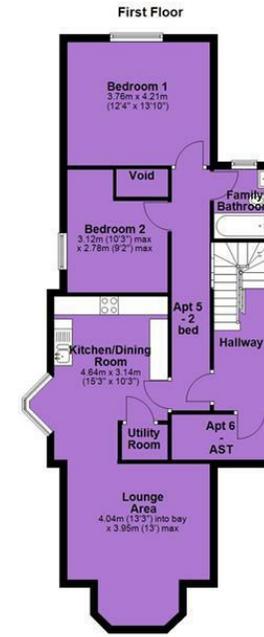
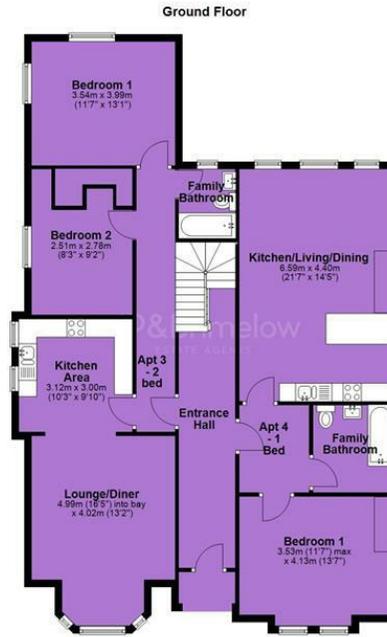
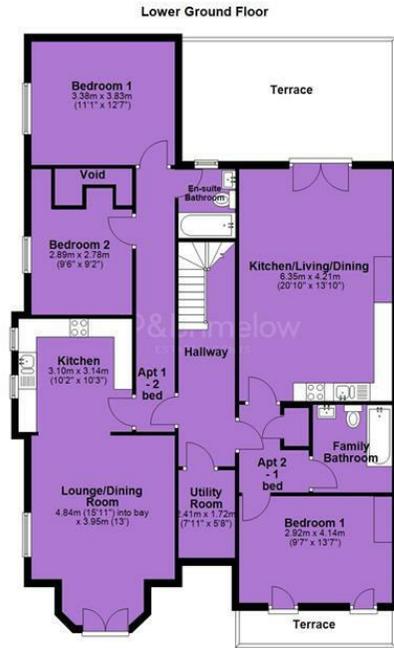


## EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>73</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: **Freehold** Council Tax Band: **B**



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



**JP & Brimelow**  
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpbbrimelowestateagents

@jpbbrimelow