



*Jordan fishwick*

Flat 4 The Chelford, Wilbraham Road, M21 0UH

Guide Price £175,000



# Flat 4 The Chelford, 394 Wilbraham Road, Chorlton, Manchester, M21 0UH

Guide Price £175,000




## The Property

**\*\*\*NO CHAIN\*\*\*** Located within a beautiful converted period mansion house is this superbly presented ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT ideally placed for all local amenities and transport links in Chorlton Village. This delightful property benefits from a PRIVATE BALCONY overlooking well maintained communal gardens and is offered for sale in MOVE-IN READY condition having been well maintained and updated by the current owners. The property offers spacious and light accommodation and will prove ideal for a first time buyer or investor alike. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hall, open plan living/dining/kitchen with large southerly facing bay window which floods the space with natural light, one large double bedroom with full height fitted wardrobes and sliding patio doors opening to the balcony, shower room fitted with a modern three piece suite with multi level lighting and utility cupboard with washer/dryer. Double glazing and gas central heating have been installed throughout. Externally to the rear of the property there are well maintained communal gardens which have been mainly laid to lawn and feature a decorative gravel patio area along with beds stocked with mature plants and shrubs. Early viewing is strongly recommended.

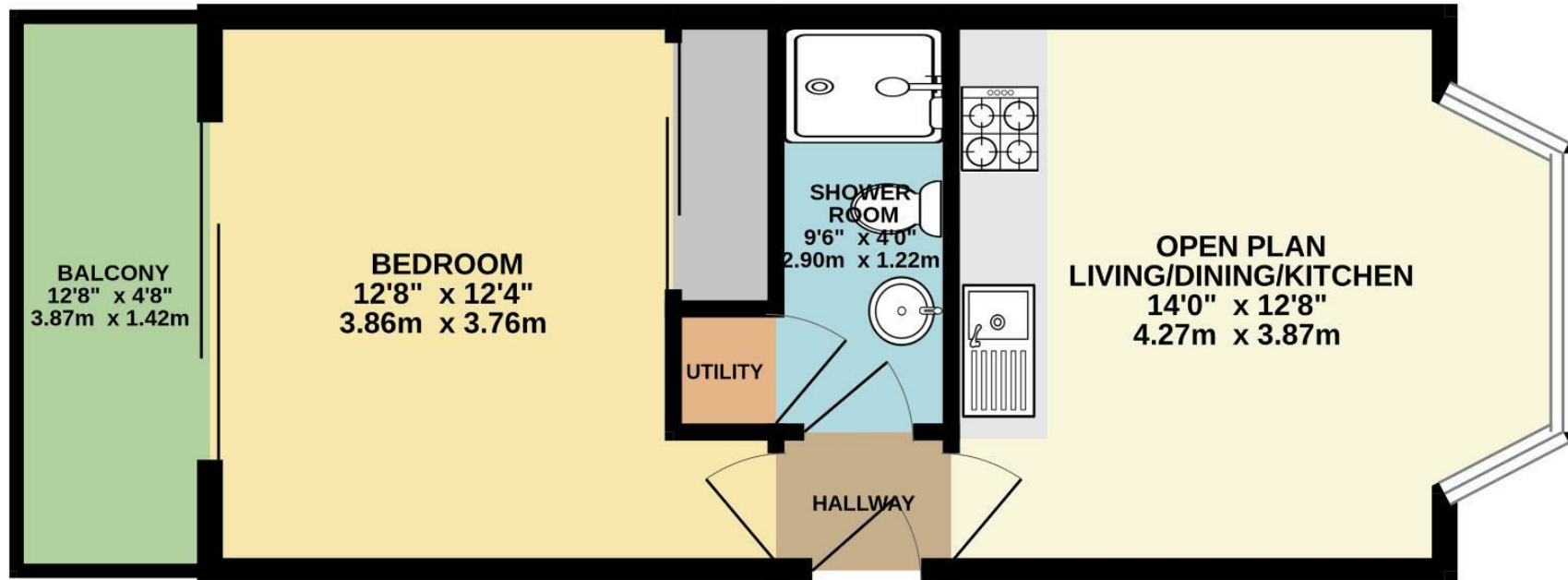
- NO CHAIN
- Superbly presented one double bedroom first floor flat
- Located within a beautiful converted period mansion house
- Private balcony overlooking well maintained communal gardens
- Move-in ready condition
- Ideally placed for all local amenities and transport links
- 0.2 miles to the Metro (Chorlton) providing fast access to both the city centre and airport
- Ideal first time buy/investment
- Additional communal storage space throughout cellar chambers
- Council Tax: A. EPC:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



FIRST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



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