



*Jordan fishwick*

Flat 3, 631 Wilbraham Road, Chorlton, M21 9JT

Guide Price £225,000

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Chorlton, Manchester, M21 9JT**

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**The Property**

A beautifully presented, light and spacious ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT set within a magnificent period mansion house only a short stroll from Chorlton Village. This superb apartment is offered for sale in MOVE-IN READY condition and will prove ideal for a young couple or first time buyer. The property is positioned only a short stroll from all local amenities and transport links in Chorlton Village, Longford Park as well as the vibrant scene of Beech Road. and further benefits from OFF ROAD RESIDENTS PARKING as well as a large, well maintained SOUTHERLY FACING COMMUNAL GARDENS. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hall, stunning OPEN PLAN LIVING/DINING/KITCHEN, bedroom with large bay window and bathroom, fitted with a modern three piece suite. Externally, to the front of the property is a large lawn and off road residents parking. To the rear, a superb Southerly facing communal garden has been mainly laid to lawn and is enclosed by mature trees and shrubbery. Residents also have use of a communal bike store and storage space within the multiple cellar chambers. Internal viewing is most highly recommended.

- Beautifully presented one double bedroom first floor apartment
- Magnificent period mansion house conversion
- Southerly facing communal gardens
- Spacious and light accommodation throughout
- Bike storage + storage space within multiple cellar chambers available to all residents
- Walking distance from Chorlton Village, the Metro and Beech Road
- Large open plan living/dining/kitchen
- Ideal first time buy
- Council Tax: A. EPC: B



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>		
(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		
	69	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



FIRST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 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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