

1 5 Whitelaw Road, Chorlton, Manchester, M21 9HQ



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £220,000

 1  1  1  C

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious ONE DOUBLE BEDROOM DUPLEX apartment, spread across the ground and first floor of this purpose-built development. Ideally situated on Whitelow Road in the heart of Chorlton. Just a five-minute walk from the Wilbraham Road Metrolink station, offering direct links to the City Centre, MediaCity, and Manchester International Airport. The property is also within easy reach of Chorlton's popular independent shops, restaurants, and bars, with the sought-after Chorlton Green on Beech Road only a short stroll away. This well-planned apartment consists of a communal entrance hall with stairs leading to all floors, a private entrance hall, a sizable double bedroom with useful storage cupboard, and a white three-piece bathroom suite. Stairs leading to the first floor reveal a good-sized living room, useful storage, and a fitted kitchen. Other benefits include gas fired central heating, high ceilings, an intercom system, and allocated off road parking. OFFERED WITH NO ONWARD CHAIN.







## EPC Chart

| 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>                            | 74                                                                                                          | 80        |
| (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  |           |



Tenure: **Leasehold** Council Tax Band: **B**

## Ground Floor



## First Floor



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