



*Jordan fishwick*

Flat 2, 2 Salisbury Road, Chorlton, M21 0SL

Guide Price £225,000



## Flat 2, 2 Salisbury Road, Chorlton, Manchester, M21 0SL

Offers Over £225,000



### The Property

An immaculate and larger than average ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT set within a stunning converted period property on a highly regarded road only a short stroll from Chorlton Village. This delightful property boasts spacious and light accommodation with MANY ORIGINAL FEATURES retained, ideal for a young couple/first time buyer and is offered for sale in MOVE-IN READY condition. Within only a few minutes walk from all local amenities in Chorlton Village and transport links including the Metro, this delightful apartment is certainly not one to be overlooked and further benefits from a 15FT LOUNGE + SEPARATE DINING/KITCHEN as well as well maintained communal gardens to the rear of the development. The accommodation briefly comprises: covered porch, communal entrance hallway with stairs to first floor landing, entrance hall, spacious lounge with large bay window and original cast iron fireplace, spacious dining kitchen, one double bedroom with full height fitted wardrobes, shower room and separate w/c. Gas central heating with feature period style cast iron radiators have been installed throughout the property. Externally there are well maintained communal gardens to both the front and rear, for use only by the residents of the three apartments in the development. Early viewing is most strongly recommended. Council Tax: A. EPC: D

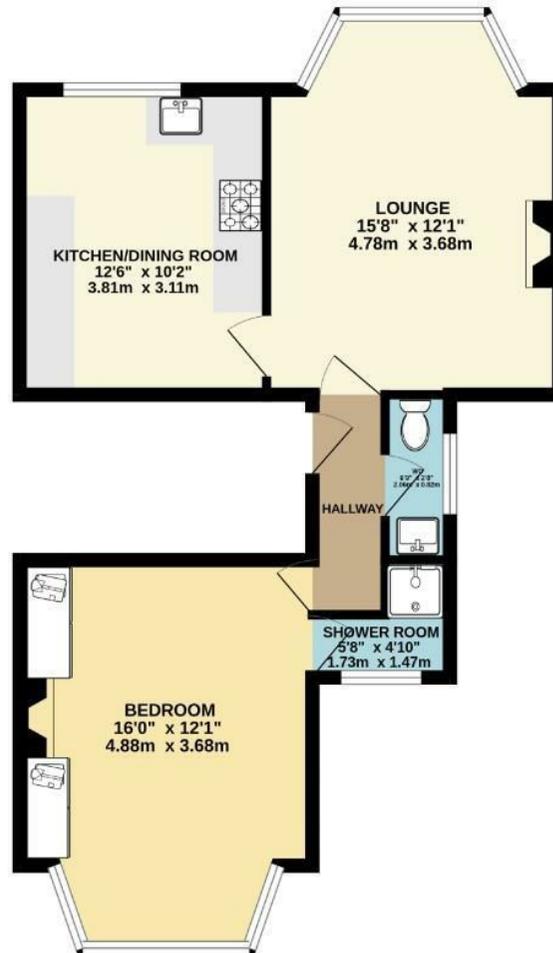
- Beautifully presented first floor apartment
- One spacious double bedroom with fitted wardrobes and en-suite shower room
- 15ft lounge + separate dining kitchen
- Highly regarded road and sought after central Chorlton location
- Many original features retained
- Move-in ready condition
- Well maintained communal gardens
- 0.3 miles to the Metro
- Ideally placed for Chorlton Village and all local amenities
- Council Tax: A. EPC: D



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>79</b>
(55-68) <b>D</b>	<b>60</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  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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