



*jordan fishwick*

Apt 4, 400 Wilbraham Road, Chorlton, M21 0UH

Guide Price £325,000





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Chorlton, Manchester, M21 0UH**  
Guide Price £325,000




### The Property

A superbly presented and larger than average TWO DOUBLE BEDROOM, TWO BATHROOM TOP FLOOR APARTMENT located within this stunning period mansion house conversion only a short stroll from Chorlton Village and the Metro. This delightful apartment boasts a 30FT OPEN PLAN LIVING/DINING/KITCHEN as well as allocated OFF ROAD PARKING and is one of only four within the development which is ideally placed for all local amenities in Chorlton Village as well as multiple local schools and parks. This delightful property will prove ideal for a young couple/family due to the spacious, light accommodation provided which is in MOVE-IN READY condition. The accommodation briefly comprises: entrance hallway with stairs to second floor landing, entrance hall, 30ft open plan living/dining/kitchen with dual aspect windows and modern fitted kitchen with integrated appliances, main bedroom with full height fitted wardrobes and EN-SUITE SHOWER ROOM, second spacious double bedroom and main bathroom, fitted with a modern three piece suite and over bath shower. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a block paved driveway providing off road residents parking. To the rear is a well maintained communal garden, mainly laid to lawn with block paved patio seating area. An internal viewing of this fine property is most highly recommended. Sold with no onward chain. Council Tax: B. EPC: B



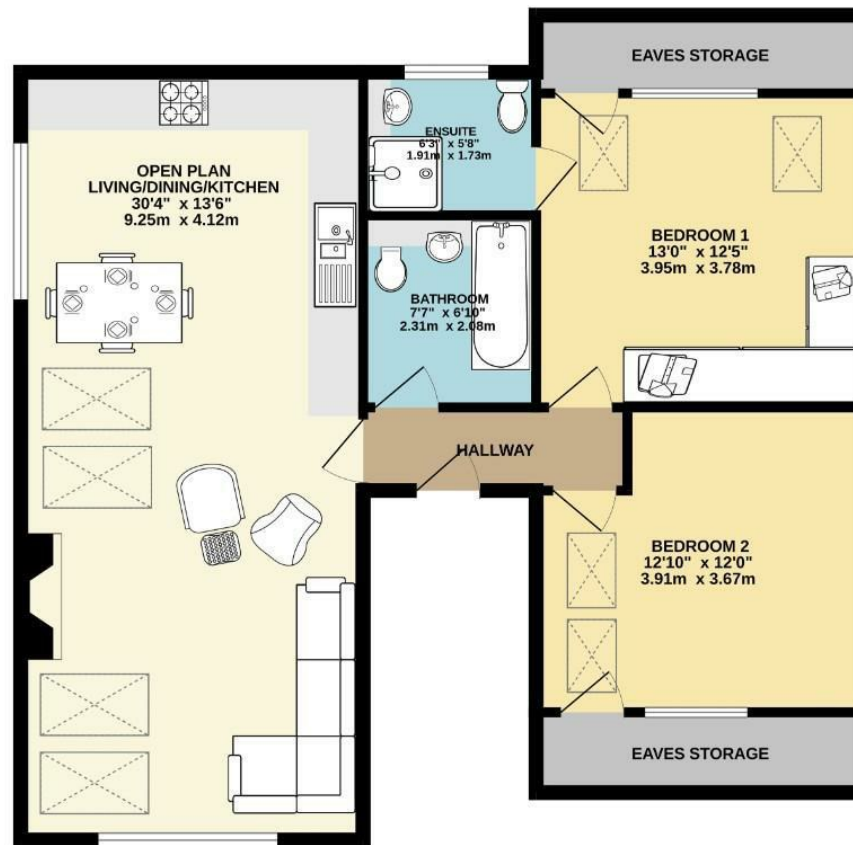
- Superbly presented top floor apartment
- Two double bedrooms and two bathrooms
- 30ft open plan living/dining/kitchen
- Short stroll from Chorlton Village and all local amenities
- Allocated off road parking
- Well maintained communal gardens to the rear
- 0.2 miles to the Metrolink (Chorlton)
- Move-in ready condition
- Ideal for young couple or family
- Council Tax: B. EPC: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 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 misstatement. 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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