



*Jordan fishwick*

Apt 2, 400 Wilbraham Road, Chorlton, M21 0UH

Guide Price £360,000



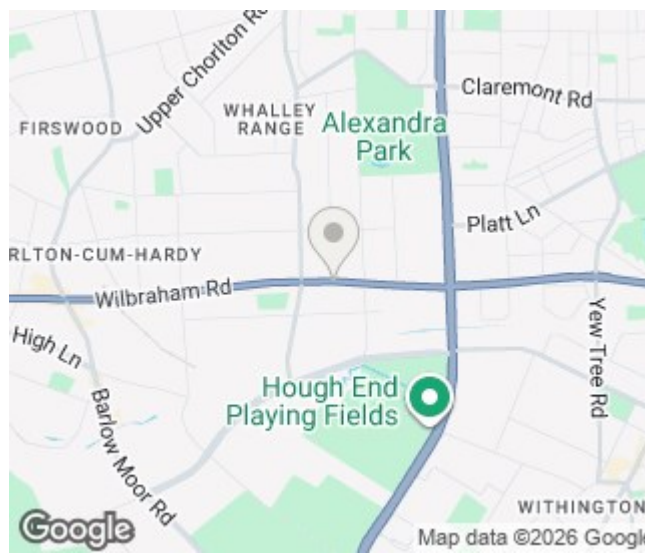
**Apt 2, 400 Wilbraham Road,  
Chorlton, Manchester, M21 0UH**  
Guide Price £360,000



### The Property

**\*\*\*NO CHAIN\*\*\*** A truly splendid ground/lower ground floor TWO/THREE DOUBLE BEDROOM, TWO BATHROOM DUPLEX APARTMENT located in the HEART OF CHORLTON VILLAGE. This stunning apartment offers both a THIRTY THREE FOOT OPEN PLAN LOUNGE/DINING/KITCHEN and over 1100SQFT VERSATILE ACCOMMODATION OVER TWO FLOORS - larger than a typical three bedroom terraced property! With ALLOCATED OFF ROAD PARKING and well maintained communal gardens to the rear, this stunning apartment is not one to be missed. Situated in a beautiful period property only a stone's throw from Chorlton Village and the metro, providing fast access to both the city centre and airport, this delightful property will prove ideal for a young couple/family or buy to let investors alike. The extensive accommodation briefly comprises: communal entrance hall, hallway, thirty three foot open plan lounge/dining/kitchen with large bay window and modern fitted kitchen with integrated appliances, bedroom three/study. Stairs to the lower ground floor reveal the hallway, SEVENTEEN FOOT MAIN BEDROOM WITH EN-SUITE shower room, fifteen foot second bedroom with full height fitted wardrobes and the main bathroom, fitted with a three piece suite. Double glazing has been installed throughout and this fine apartment further benefits from gas central heating. Internal viewing is most highly recommended.

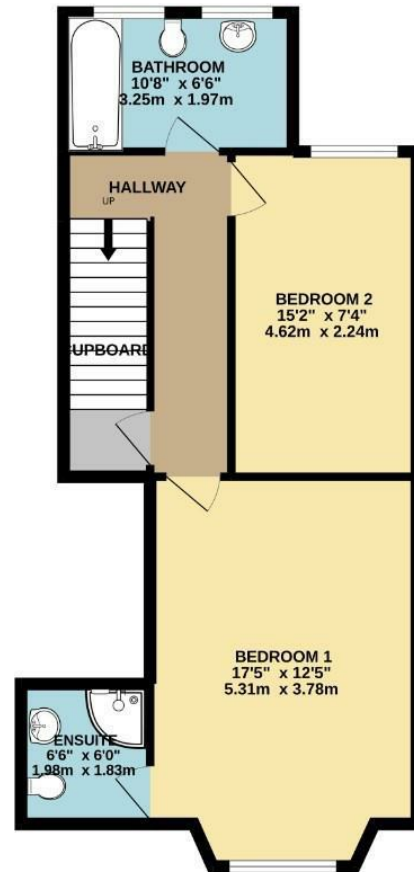
- NO CHAIN
- Truly stunning DUPLEX apartment
- Two/three double bedrooms and two bathrooms
- 33ft OPEN PLAN LIVING/DINING/KITCHEN
- Over 1100sqft versatile accommodation over two floors
- Larger than typical three bedroom terraced house
- Off road residents parking + Well maintained communal garden to the rear
- Situated in the heart of Chorlton Village only a short stroll from all amenities and the Metro
- Ideal for young couple or family
- Council Tax: C. EPC: C



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>79</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	



LOWER GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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