



jordan fishwick

Flat 2, 633 Wilbraham Road, Chorlton, M21 9JT
Guide Price £325,000

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Chorlton, Manchester, M21 9JT**

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The Property

Positioned to the rear of a stunning period mansion house only a short stroll from Chorlton Village, Beech Road and Longford park is this beautifully presented TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT boasting spacious and light accommodation with a wealth of original features throughout. Benefiting from a 20ft OPEN PLAN LIVING/DINING/KITCHEN, 11ft ceilings and views over well maintained Southerly facing communal gardens, original real wood flooring, this delightful apartment will prove ideal for a young couple or family and is ideally located for all local amenities and transport links including the Metro which is only half a mile away. The property further benefits from use of a communal bike store and storage space within the multiple cellar chambers, gas central heating (with newly fitted column radiators in the living room and bedroom and new double glazing throughout). The accommodation briefly comprises: communal entrance hallway, entrance hall, superb open plan living/dining/kitchen with modern gloss white units, original coving and wooden flooring, two well proportioned double bedrooms, the main featuring a 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, offered on a first come, first served basis while to the rear is a Southerly facing lawned garden enclosed by mature trees and shrubbery. Early viewing is most strongly recommended. Council Tax: A. EPC: D.



- Delightful two double bedroom ground floor apartment
- Positioned to the rear of a stunning period mansion house with views over Southerly facing communal gardens
- Many original features + 11ft ceilings
- 20ft open plan living/dining/kitchen
- Ideally placed within walking distance of Chorlton Village, Beech Road and Longford Park
- Stylishly decorated throughout
- Off road residents parking
- Ideal for young couple or family
- 0.5 miles to the Metro
- Council Tax: A. EPC: D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	76	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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