



*Jordan fishwick*

Flat 1 Tealby Court, Wilbraham Road, Chorlton, M21 0XB

Guide Price £210,000



**Flat 1 Tealby Court, 489  
Wilbraham Road, Chorlton,  
Manchester, M21 0XB**  
Guide Price £210,000



**The Property**

**\*\*\*NO CHAIN\*\*\*** Located within a well regarded purpose built development walking distance from Chorlton Village and the Metro is this delightful **TWO DOUBLE BEDROOM GROUND FLOOR APRTMENT** offering spacious, light accommodation ideal for a young couple or first time buyer. This splendid property benefits from **SECURE OFF ROAD PARKING** and is ideally placed for all local amenities, parks and only a short stroll from both Chorlton and St Werburghs Road Metrolink stations allowing fast access to both the city centre and nearby airport. The accommodation briefly comprises: communal entrance hallway, entrance hall, spacious **TWENTY FOOT LOUNGE/DINING ROOM**, kitchen, two double bedrooms, the main with fitted wardrobe and bathroom room, fitted with a modern three piece suite. Externally there are large, well maintained communal gardens to which this apartment benefits from having pleasant views of from every window. The property also benefits from us of both a private, secure residents car park and communal bike shed. An internal viewing is strongly recommended. Council Tax: B

**\*\* NB: The lease does not permit for this property to be let out \*\***



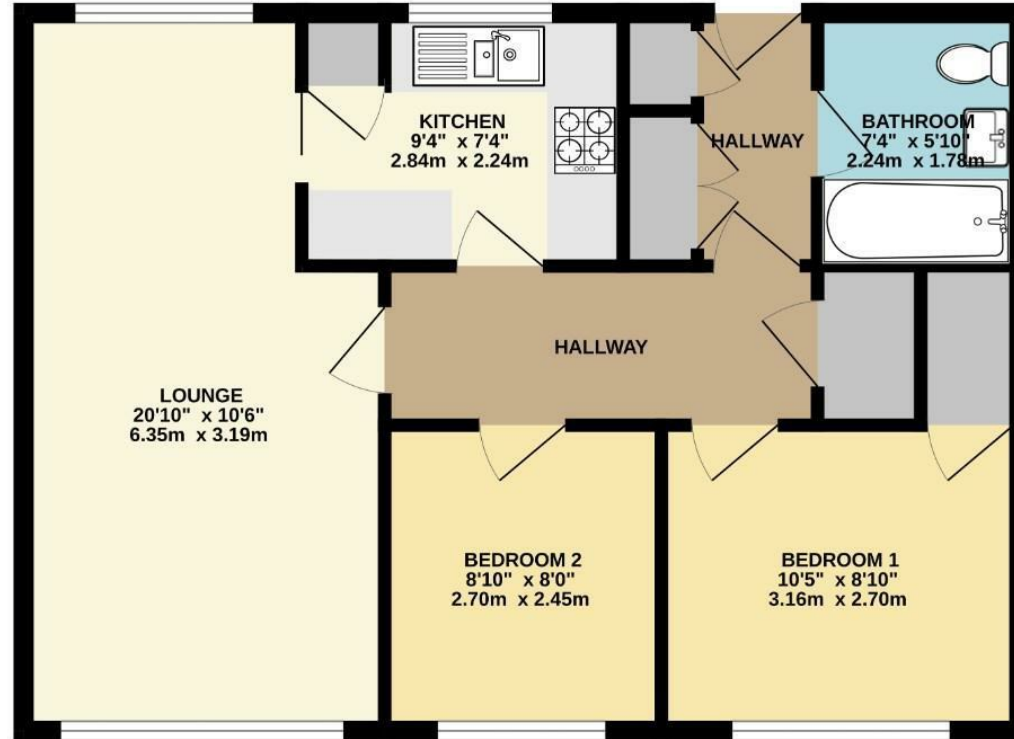
- NO CHAIN
- Well presented two double bedroom ground floor flat
- Sought after purpose built development
- Ideally placed for Chorlton Village and the Metro
- 20ft through lounge dining room with dual aspect windows
- Walking distance to Beech Road and multiple local parks
- Secure residents car park and bike shed
- Ideal for young couple or first time buyer
- \*\*The lease does not permit for this property to be let out \*\*



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>		
(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  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington