



*jordan fishwick*

645 Wilbraham Road, M21 9JT  
Guide Price £1,250 Per Calendar Month





## The Property

\*\*\* AVAILABLE JANUARY \*\*\* A simply stunning ONE DOUBLE BEDROOM ground floor apartment, set within a beautiful PERIOD BUILDING with OFF ROAD PARKING. Benefitting from a 23 FOOT LIVING ROOM and spacious bedroom with large bay window, this property is stylishly and tastefully decorated throughout and retains many ORIGINAL FEATURES as well as the high ceilings and full height windows. Ideally situated for both Chorlton Village and all local amenities. This wonderful apartment is within a few minutes walk to the Metro providing easy access to Manchester City Centre. The well planned accommodation briefly comprises: Communal entrance hallway, hallway, large living/dining room with original fire place and flooring, a modern fully fitted kitchen, spacious double bedroom with large bay window and bathroom fitted with a beautiful four piece suite and tiled floor. To the front of the property there is off road residents parking whilst to the rear there is an impressive landscaped communal garden with BBQ area. Unfurnished.

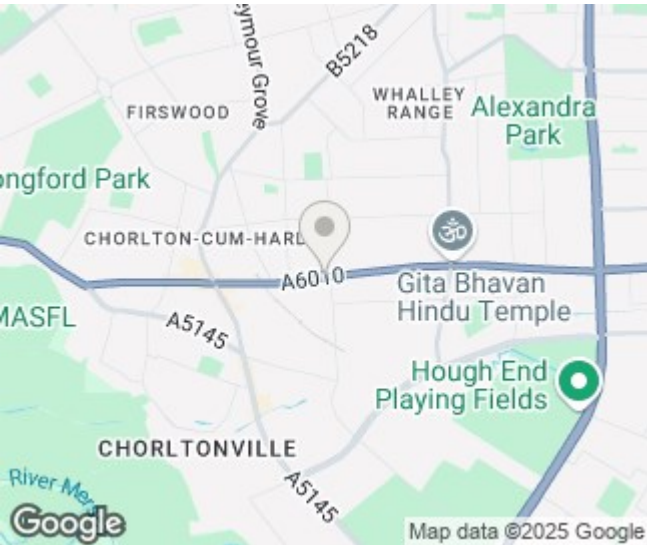
\*\*\*\*\* To arrange a viewing please call 0161 393 7539 \*\*\*\*\*

## Wilbraham Road Chorlton M21 9JT

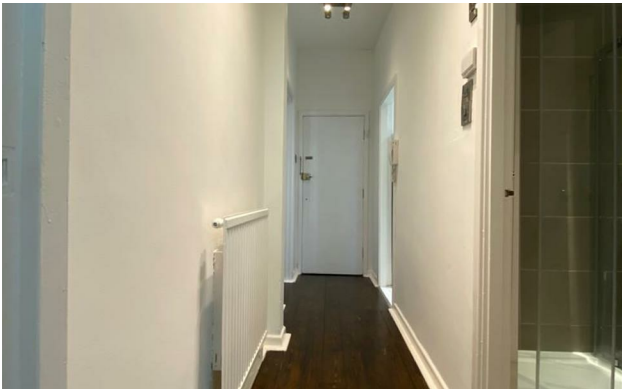
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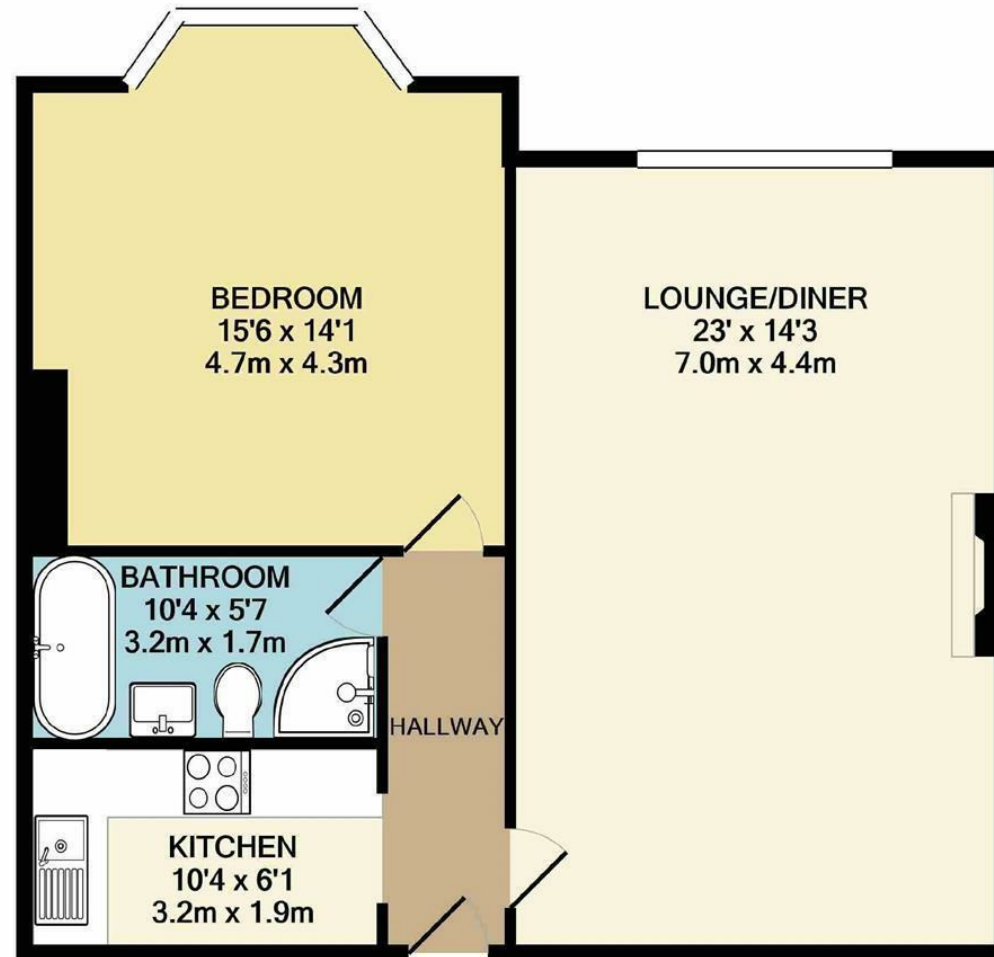


- Council Tax Band A - EPC D
- One bed ground floor apartment
- Close to Chorlton Village and Metro
- Large communal garden and BBQ area
- 23FT living room
- Off road parking
- Available January



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>	59	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





**TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64.0 SQ.M.)**

Measurements are approximate. Not to scale. Illustrative purposes only  
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