



*Jordan fishwick*

Flat 6, 540 Wilbraham Road, Manchester, M21 9LD

Guide Price £280,000



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## Flat 6, 540 Wilbraham Road, Manchester, M21 9LD

BEAUTIFUL TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT IN THE HEART OF CHORLTON VILLAGE! NO CHAIN! PRIVATE GARDEN POD AND OFF ROAD PARKING!

This superb first floor apartment is one of only eight this completely renovated and refurbished Victorian mansion house and is finished to the highest of standards throughout by AWARD WINNING DEVELOPER Armistead Property Limited. Each apartment is sold with an ALLOCATED PARKING SPACE as well as a PRIVATE GARDEN POD and features solid granite work tops and window sills and solid oak flooring to name a few of the premium materials used throughout. Situated only a few minutes walk from Chorlton Village, all local amenities and the metro, providing fast access to the City Centre and Airport, this apartment will prove ideal for a first time buyer or young couple. The light bright accommodation comprises: communal entrance hallway with stairs to first floor landing, entrance hall, OPEN PLAN lounge/dining/kitchen with large feature window seat, two excellently proportioned double bedrooms, stunning bathroom with brand new suite and a useful utility cupboard with space for a washing machine and dryer. Early viewing of this stunning apartment is highly recommended.

### COMMUNAL ENTRANCE HALL

### ENTRANCE HALLWAY

Engineered oak wood flooring, intercom entry phone, UTILITY with fitted washing machine, electric light and power.

### OPEN PLAN LOUNGE/DINING KITCHEN

Fitted with a range of units with white satin doors and granite worktops and up stands, inset stainless steel sink unit with chrome mixer tap, integrated dish washer and fridge/freezer, central heating radiator, double glazed window to side aspect, double glazed sky light window, feature double glazed window to front aspect with oak wood window seat, cupboard housing the Ideal gas fired central heating boiler, central heating radiator, TV media points.

### BEDROOM ONE

Double glazed window to rear aspect, double glazed sky light window, engineered oak wood flooring, recessed ceiling lighting.

### BEDROOM TWO

Double glazed window to rear aspect, double glazed sky light window, central heating radiator, recessed ceiling lighting, engineered oak wood flooring

### BATHROOM

Fitted suite with panelled bath with bath mixer with thermostatic shower fittings with glass shower screen, wash hand basin with mixer tap, low level wc, electric shaver point, chrome ladder towel radiator, part tiled walls and tiled flooring, recessed ceiling lighting, extractor fan, twin wall lights.

### OUTSIDE

### GARDENS

A private garden pod is provided with Indian stone sitting area, timber built boundary with raised shrubs for privacy.

### PARKING

An allocated parking space is provided for each apartment.



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TOTAL APPROX. FLOOR AREA 688 SQ.FT. (63.9 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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>		<b>1</b>	<b>1</b>
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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