



*Jordan fishwick*

2 Ellesmere Road, M21 0SR  
£995





## Ellesmere Road Chorlton M21 0SR

£995



### The Property

**\*\*\*AVAILABLE NOW\*\*\* A GORGEOUS TWO BEDROOM APARTMENT IN CENTRAL CHORLTON WITH FABULOUS ROOF GARDEN TERRACE!**


In brief the well planned accommodation comprises; communal entrance hall, private entrance hall, landing with doors leading to: two double bedroom, a fitted white three piece bathroom with a shower over, an open plan fitted kitchen with integrated appliances/lounge/dining room with access out onto a decked roof terrace.

Situated on this cul-de-sac location within walking distance to all the independent bars/cafes/restaurants, Chorlton centre and the Metrolink station on Wilbraham Road giving you access into the City centre and Media City.

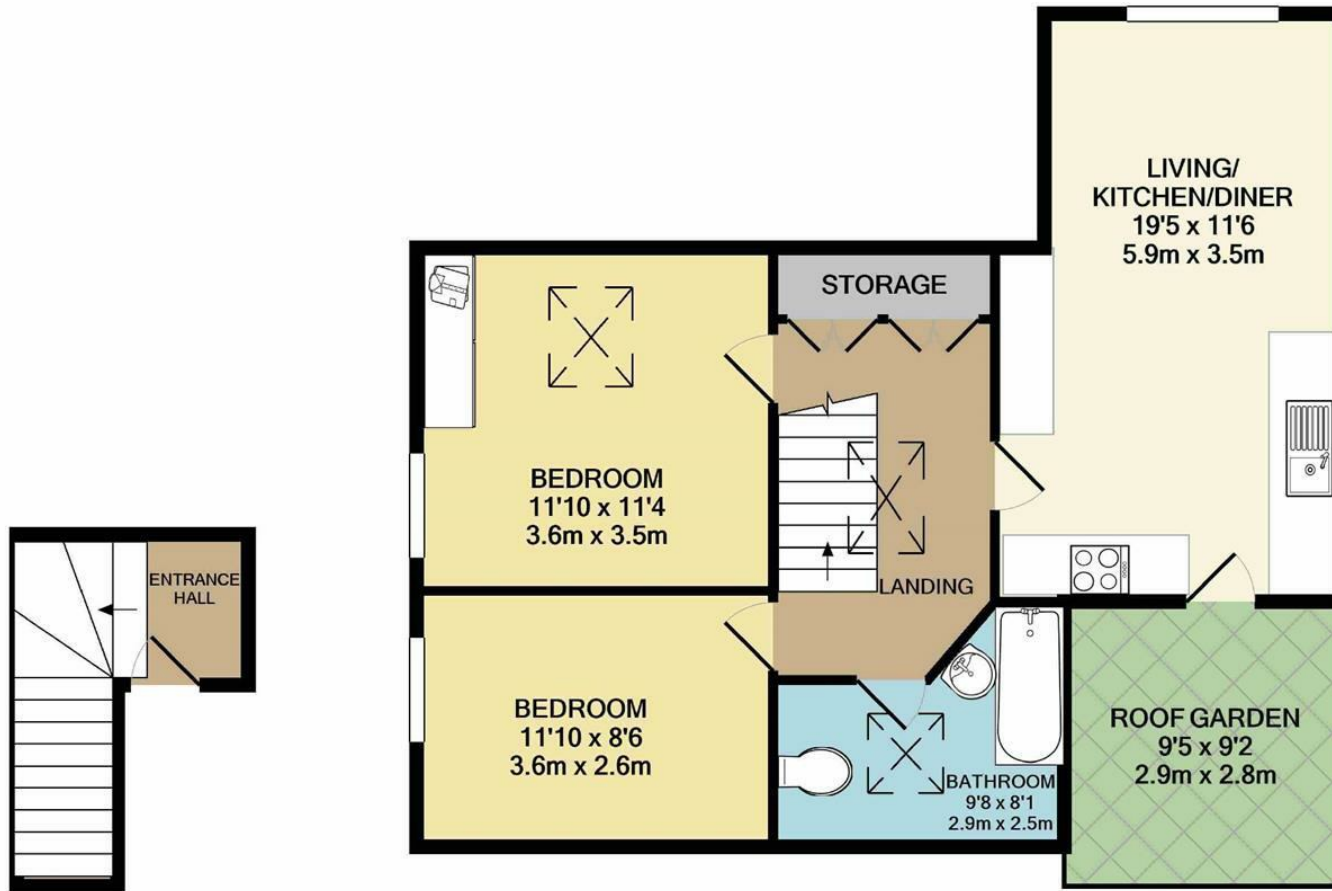


- Attractive Period Building
- Decked Private Roof Terrace
- Ample Communal Parking
- Superb Central Location
- Stylish Vaulted Ceilings
- Beautifully Presented Throughout
- Double Glazed & Gas Central Heating
- No Onward Chain



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 	





ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 61 SQ.FT.  
(5.6 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 609 SQ.FT.  
(56.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 670 SQ.FT. (62.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington