



jordan fishwick

Apt 15 Cranbourne Terrace, 5 Cranbourne Road,
Chorlton, Chorlton, M21 8GE
Guide Price £305,000



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Cranbourne Road, Chorlton,
Manchester, M21 8GE**
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The Property

Located in the sought after Cranbourne Terrace development in the heart of the Chorlton Village, a beautifully presented TWO DOUBLE BEDROOM TOP FLOOR APARTMENT WITH MEZZANINE! This delightful property is offered for sale in MOVE-IN READY CONDITION and benefits from both a BALCONY and OFF ROAD PARKING. Positioned only a few minutes walk from all local amenities in Chorlton Village, transport links including the Metro and Beech Road, this splendid apartment will prove ideal for a young couple/first time buyer. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, spacious entrance hallway, stunning TWENTY FOOT OPEN PLAN LIVING/DINING/KITCHEN WITH VAULTED CEILING AND MEZZANINE LEVEL, two double bedrooms, the second benefitting from a juliet balcony, and bathroom, recently refurbished, fitted with a three piece Duravit suite and feature subway tiles. Double glazing has been installed throughout and the property is heated by electric panel heaters. To the rear of the development there is off road residents parking and an internal viewing is most highly recommended.

- Beautiful top floor apartment in stunning period building
- Two double bedrooms
- Twenty foot open plan living accommodation
- Mezzanine level
- Sought after village centre location
- Ideally placed for both Chorlton Village, Beech Road and all local transport links
- Off road residents parking
- Original wooden beams
- Highly regarded Cranbourne Terrace development
- Ideal first time buy



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



GROUND FLOOR
666 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR
89 sq.ft. (8.3 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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