



*Jordan fishwick*

19 Tealby Court, Wilbraham Road, Chorlton, M21 0XB

Guide Price £200,000

**Flat 19 Tealby Court, 489  
Wilbraham Road, Chorlton,  
Manchester, M21 0XB**

**Guide Price £200,000**



**The Property**

**\*\*\*NO CHAIN\*\*\*** Located within a highly regarded development just a stone's throw from both Chorlton Village and the metro is this superbly presented **TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT**, providing spacious and light accommodation throughout ideal for a young couple or first time buyer. Benefitting from both a private **GARAGE PROVIDING OFF ROAD PARKING** and use of a secure communal car park, this splendid apartment is not one to be missed. Having been tastefully decorated by the current owners, this delightful property is offered for sale in move-in ready condition and is ideally situated for all local amenities and parks. 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 shower room, fitted with a modern three piece white suite. Externally there are large, well maintained communal gardens to which this apartment benefits from having pleasant views of from every window. There is also a private, secure residents car park, bike shed and this particular property benefits from its own garage with a recently fitted new up and over door. An internal viewing of this fine home is most highly recommended. Sold with no vendor chain.

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

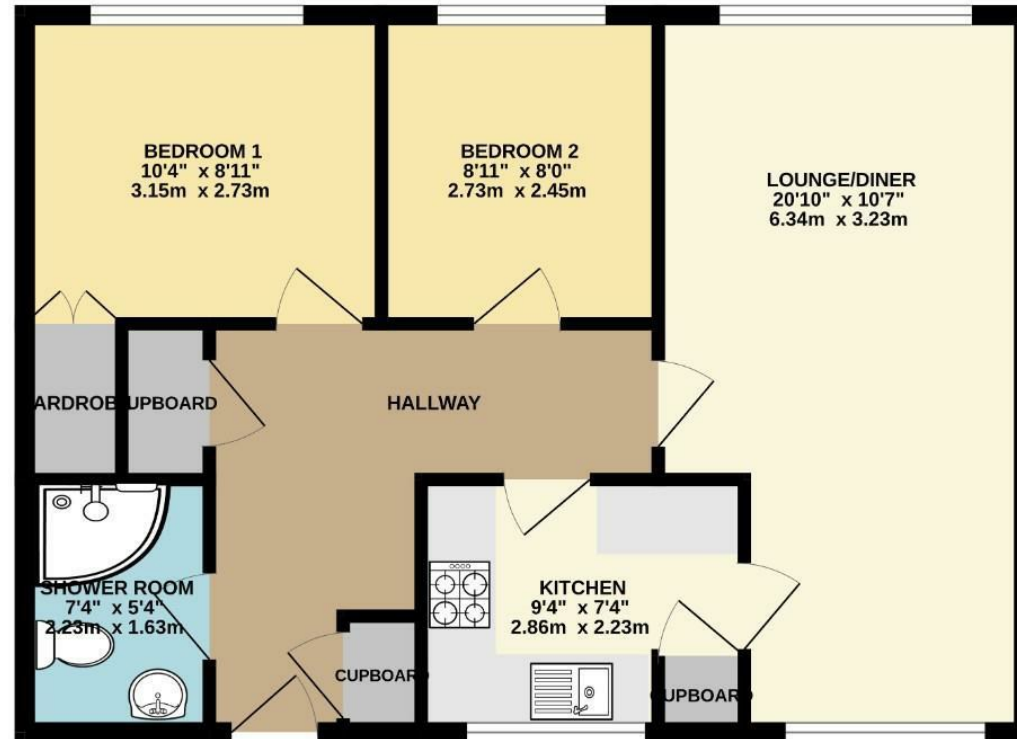
- Beautifully presented ground floor flat
- Two double bedrooms
- 20ft through lounge dining room
- Ideally placed for Chorlton Village and the Metro
- Garage providing secure off road parking and use of secure communal car park
- Well maintained communal gardens
- Double glazing and electric heating
- NO 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>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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