



*Jordan fishwick*

Flat 1, 400 Wilbraham Road, Chorlton, M21 0UH  
Guide Price £290,000



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### The Property

**\*\*\*NO CHAIN\*\*\*** A beautifully presented and larger than average TWO DOUBLE BEDROOM, TWO BATHROOM DUPLEX APARTMENT offering over 1000sqft spacious and versatile accommodation. This splendid property, benefitting from OFF ROAD PARKING, is located only a short stroll from all local amenities and is ideally placed for city centre transport links including the Metro. With a THIRTY FOOT OPEN PLAN LIVING/DINING/KITCHEN this superb property is not one to be missed. Accommodation briefly comprises: communal entrance hallway, entrance hall, stunning 30ft living/dining/kitchen with integrated appliances. Stairs to the lower ground floor reveal two well proportioned double bedrooms, the main boasting an EN-SUITE SHOWER ROOM, and main bathroom, fitted with a modern three piece suite. Externally there is off road residents parking to the front of the property and a well maintained communal garden with flagged patio area and lawn. This splendid property further benefits from double glazing and gas central heating throughout and an internal viewing is most highly recommended. Offered for sale with no onward chain.

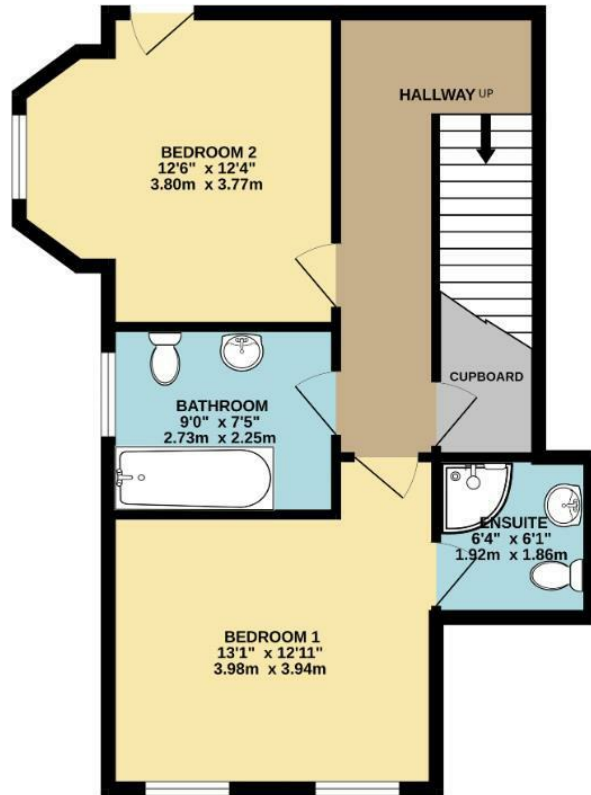
- NO CHAIN
- Beautifully presented duplex apartment
- Two double bedrooms and two bathrooms
- 30ft open plan living/dining/kitchen
- Over 1000sqft accommodation
- Off road parking and communal gardens
- Small development of only 4 apartments
- Village centre location only a few minutes walk from all local amenities
- Ideally placed for the Metro
- Ideal for young couple/first time buyers



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>71</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</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	



LOWER GROUND FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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