



*jordan fishwick*

Flat 23 Tealby Court, Wilbraham Road, Chorlton, M21 0XB

Guide Price £175,000



**Flat 23 Tealby Court, 489  
Wilbraham Road, Chorlton,  
Chorlton, M21 0XB**  
Guide Price £175,000



### The Property

**\*\*\*NO CHAIN\*\*\*FULL MODERNISATION REQUIRED\*\*\*** Located within the highly regarded Tealby Court development on Wilbraham Road is this **TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT**, offering spacious and light accommodation throughout. This splendid apartment requires full modernisation and will prove ideal for a range of buyers and is located only a few minutes walk from both Chorlton Village and the Metro. The property further benefits from a **TWENTY FOOT OPEN PLAN LIVING/DINING ROOM** as well as use of the large landscaped **COMMUNAL GARDENS** and secure **GATED RESIDENTS CAR PARK**. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hallway, inner hall, open plan living/dining room, kitchen, two double bedrooms, the main with fitted wardrobe and bathroom. Double glazing and electric heating have been installed throughout. An internal viewing is most highly recommended. Sold with no onward chain.

**\*\* NB: The lease is currently in the process of being extended\*\***

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

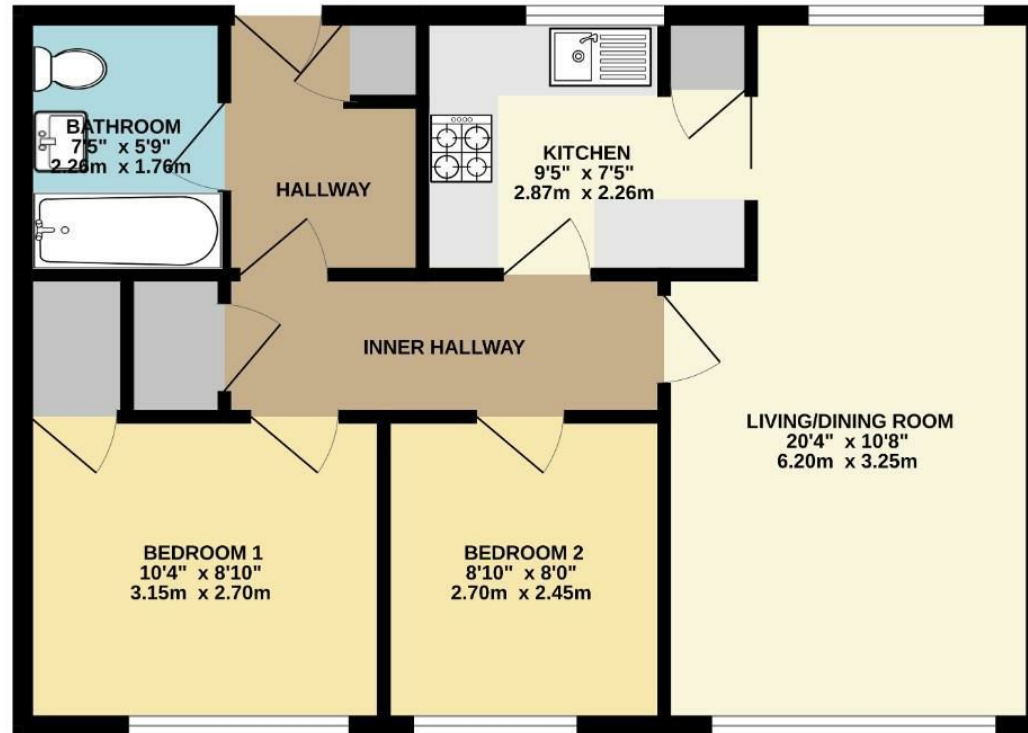
- NO CHAIN
- FULL MODERNISATION REQUIRED
- Two double bedroom first floor apartment
- Highly regarded purpose built development
- Landscaped communal gardens
- Secure gated off road residents parking
- 5 minutes walk from the Metro
- 20ft open plan living/dining room
- Short stroll from Chorlton Village and all local amenities
- Double glazing and electric heating



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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 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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