

Apt 3, 406a Wilbraham Road, Chorlton, Manchester, M21 0SD



£265,000

2 2 1 D

*** VIDEO TOUR AVAILABLE*** A beautifully presented TWO DOUBLE BEDROOM DUPLEX APARTMENT, arranged over the second and third floors to the rear of this attractive Victorian end of terrace property. The property benefits from popular cafe-bar The Creameries on the ground floor, in the heart of highly sought after Chorlton. Ideally located within strolling distance of Chorlton's vibrant centre, the apartment is close to a wide range of independent shops, bars, restaurants, and parks. Wilbraham Road Metrolink is also a stone's throw away, providing direct links to Manchester city centre, MediaCity, and Manchester Airport. In brief, the spacious and well-designed accommodation includes a private entrance with stairs rising to the apartment, an entrance hall with a useful storage cupboard, and an open-plan living, kitchen and dining area. There is also a double bedroom and a stylish contemporary three-piece bathroom suite to this floor. The second floor is home to an impressive master bedroom complete with a modern three-piece en-suite shower room. Additional benefits include a central and highly convenient location, electric central heating, a video intercom entry system, and a bright and airy living space with leafy views. An internal viewing is strongly recommended to fully appreciate what this home has to offer.





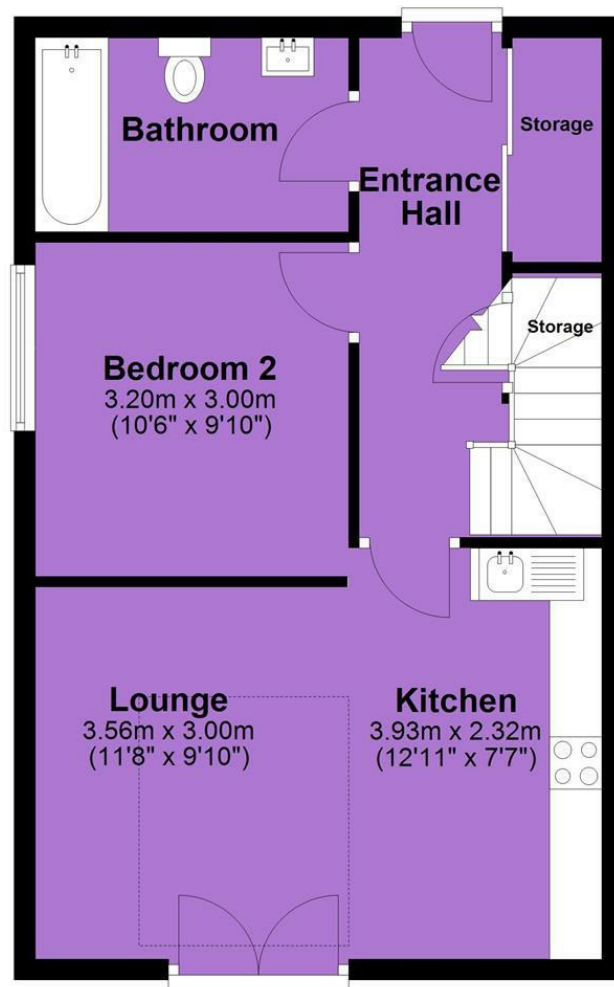
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Tenure: **Leasehold** Council Tax Band: **A**

First Floor



Second Floor



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