

82 Chelsfield Grove, Chorlton, Manchester, M21 7BD



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £220,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A TWO DOUBLE BEDROOM, first floor apartment situated in this quiet residential area off Mauldeth Road West here in Chorlton. A five-minute walk from the Metrolink station on St Werburgh's Road giving you direct access into the City centre, Media City and a further ten-minute walk will take you to Chorlton centre, Beech Road with all its local amenities and independent shops and cafes. There are two good parks on your doorstep, Whalley Tennis Club is nearby and the well served motorway network. In brief, the accommodation comprises; A communal entrance hallway, a private entrance hall, two double bedrooms, a three-piece white bathroom, a lounge/dining room with a bay window to the front aspect and a modern fitted kitchen. The property benefits from wall mounted electric heaters, double glazing throughout, an allocated off-road parking to the rear aspect with communal gardens. Would ideally suit a first-time buyer or a professional couple and early viewing highly recommended due to the location.







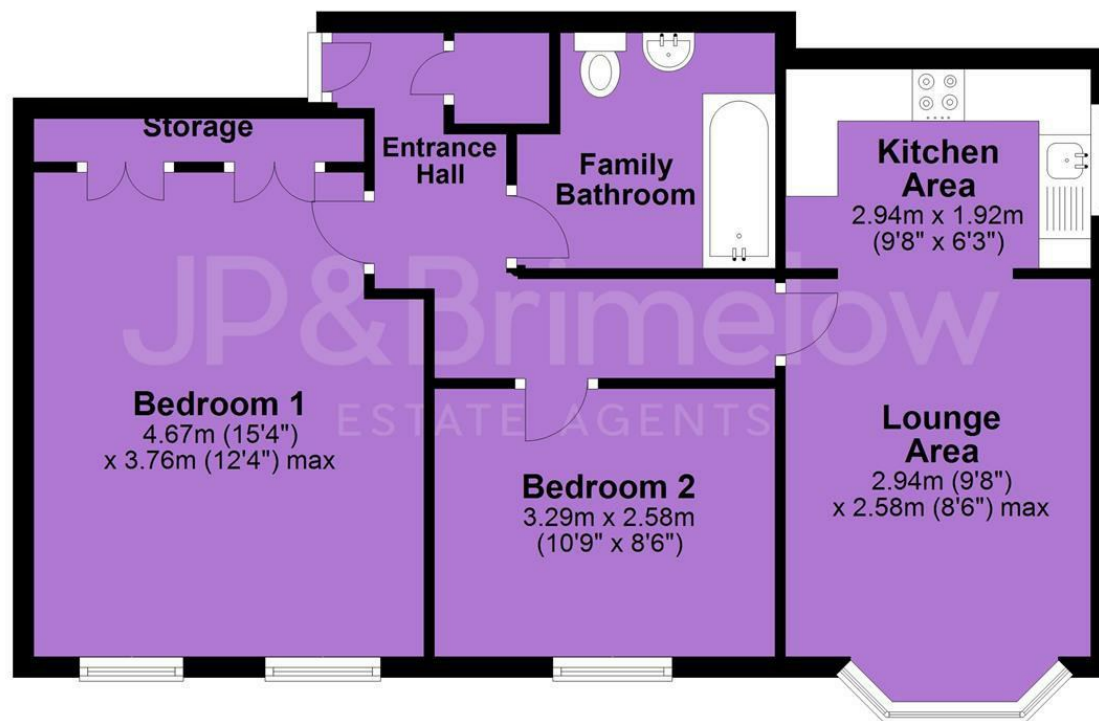
## EPC Chart

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>	80	85
(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 	



Tenure: **Leasehold** Council Tax Band: **B**

## First Floor



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