

Apt 5 2 Ellesmere Road, Chorlton, Manchester, M21 0SR



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Offers In The Region Of £240,000

2 1 1 E

VIDEO TOUR AVAILABLE A stylishly presented top floor apartment with TWO DOUBLE BEDROOMS and a private roof terrace in a period conversion. In brief the well-planned accommodation consists of an entrance hall with stairs leading up to the living space, a good-sized open plan lounge/fitted Kitchen with access out on the large deck, two double bedrooms and a three-piece bathroom suite. Nestled on a highly desirable tree-lined residential road, off Wilbraham Road in the heart of Chorlton. Within a short stroll to the vibrant centre of Chorlton, you'll find a plethora of independent restaurants, shops, and bars. Nearby amenities include the popular Barbakan Delicatessen and the Unicorn supermarket. The property benefits from gas fired central heating, a car park with a allocated parking space, and a external ASGARD storage unit.



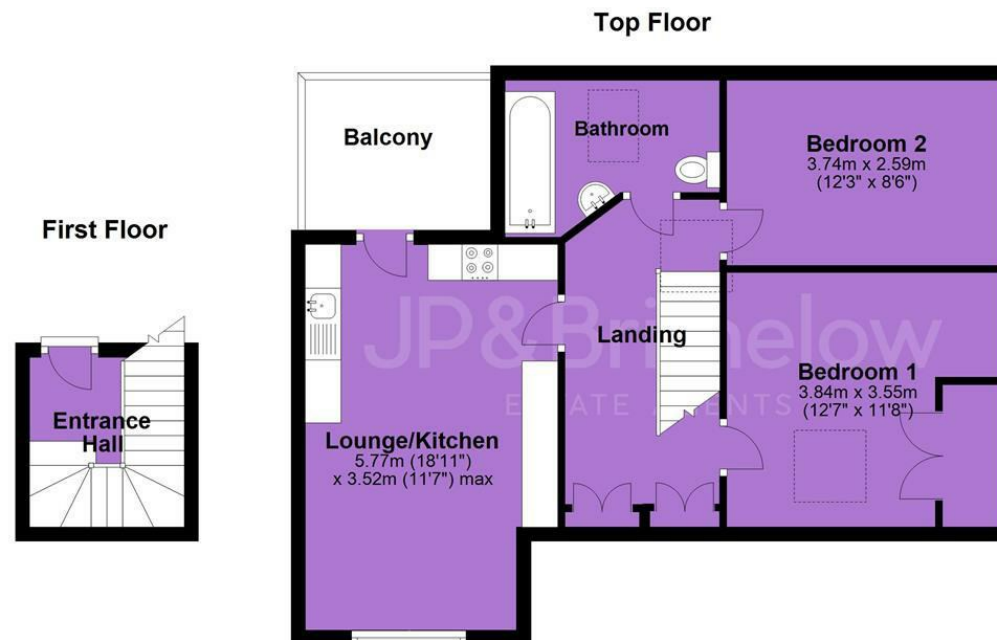


EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	48	
(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**



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