

JP&Brimelow

SALES

Price: £175,000



Flat 13 Tealby Court, 489 Wilbraham Road,
Chorlton, M21 0XB

Chorlton & Didsbury Sales

430 Barlow Moor Road, Chorlton, Manchester, M21 8AD

Chorlton: 0161 882 2233 Didsbury: 0161 448 0622

E: chorlton@jpbrimelow.co.uk

www.jpandbrimelow.co.uk

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PROTECTED

DESCRIPTION

****VIDEO TOUR AVAILABLE**** An immaculately presented & spacious, TWO BEDROOMED, first floor apartment situated in this popular purpose-built development on Wilbraham Road here in Chorlton. It is located in a fantastic position within a couple of minutes-walk of both St Werburgh's and Chorlton Metrolink Stations giving you access into the city centre/Media City and Manchester International Airport. A ten minute stroll to the centre of Chorlton with all its independent shops/local amenities/transport links The apartment is well planned and comprises; communal entrance hallway, private entrance hall with a generous storage cupboard, an inner hallway with further storage, a spacious through lounge/dining room leading to a modern fitted kitchen/breakfast room, two well-proportioned bedrooms and a modern fitted white three piece family bathroom. The apartment benefits from; double-glazing throughout, electric heating, secure off-road parking with a garage and well maintained communal lawned gardens. Would ideally suit a first-time buyer or a professional couple and early inspection is highly recommended.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

COMMUNAL ENTRANCE HALLWAY

Entered via a hardwood door with a glass panels. Entry via an intercom. Communal post boxes. Doors leading to:

PRIVATE ENTRANCE HALLWAY

Entered via a hardwood door. Ceiling light point. Wall mounted telephone intercom. Opening to:

LANDING

Ceiling light point. Wall mounted electric heater. A cupboard housing the hot water tank and useful storage space. Doors leading to:

THROUGH LOUNGE/DINING ROOM

LOUNGE AREA

12'1 X 10'7 (3.68M X 3.23M)

Double glazed window to the side aspect with views into the lawned communal gardens Ceiling light point. Television point. Telephone point. Electric heater. Opening to:

DINING AREA

8'2 X 7'6 (2.49M X 2.29M)

Double glazed window to the side aspect with views into the lawned communal gardens. Ceiling light point. Wall mounted electric heater. Sliding doors leading to:

FITTED KITCHEN/BREAKFAST ROOM

9'5 X 7'5 (2.87M X 2.26M)

Double glazed window to the side aspect with views into the lawned communal gardens. Ceiling light point. Fitted with a range of base an eye level units with roll edge works surfaces, Incorporating a stainless steal sink with mixer tap over and tiled splash backs, Integrated 'Hot Point' single oven with a 'Hot Point' electric hob. Space for a fridge freezer. Space and plumbing for a washing machine. Breakfast bar ideal for a stool. Useful storage cupboard.

BEDROOM ONE

10'4 X 8'9 (3.15M X 2.67M)

Double glazed window to the side aspect with views into the communal lawned gardens. Ceiling light point. A walk-in storage cupboard providing ample hanging space.

BEDROOM TWO

8'9 X 8'2 (2.67M X 2.49M)

Double glazed window to the side aspect with views into the communal lawned gardens. Ceiling light point.

FAMILY BATHROOM

Ceiling light point. Fitted with a three piece white suite comprises: a panelled bath with an electric shower over. Vanity sink unit and a low level W.C. Fully tiled walls. Wall mounted cabinet. Shaver point. Tiled flooring.

EXTERNALLY

The Tealby Court development benefits from secure parking with an electric barrier leading to a tarmac driveway with access to the communal parking area. The well established and maintained communal gardens are mainly laid to lawn with well stocked flower beds with a variety of mature trees and shrubs. There is also a garage with this apartment.

DIRECTIONS

From our Chorlton office, turn right at the three banks junction set of traffic lights into Wilbraham Road and pass straight through at the next set of traffic lights passing the Morrison's petrol station. Take the fourth turning on your right into St Werburgh's Road. Tealby Court can e found immediately on your left hand via the secure barrier. The apartment can be found via the second entrance on the left hand side via the intercom system.

TENURE

Leasehold Leasehold, with an original lease of 999 years and 963 years remaining. The monthly service charge is £80. (Information as per current vendor) 6th July 2019.

ASSESSMENT

Council Tax Band B

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FINANCIAL INFORMATION

At JP & Brimelow we offer access to a mortgage advice service dedicated to finding you the best mortgage and protection solutions to meet your financial needs. To make an appointment to see a Mortgage Consultant or for further information about the service please contact Brendan at Brown Financial Services Ltd. E-mail: Brendan@brownfinancialservices.co.uk, Mob: 07764942896. Landline: 0161 976 2628. Brown Financial Services Ltd usually charges a fee for mortgage advice. The amount of the fee will depend upon your circumstances and will be discussed and agreed with you at the earliest opportunity.

Your property may be repossessed if you do not keep up repayments on your mortgage

JP & Brimelow introduce to Brown Financial Services Ltd for purpose of the provision of advice in relation to mortgage and non investment insurance products. Brown Financial Services Ltd is an Appointed Representative of PRIMIS Mortgage Network, a trading name of Advance Mortgage Funding Limited which is authorised and regulated by the Financial Conduct Authority.

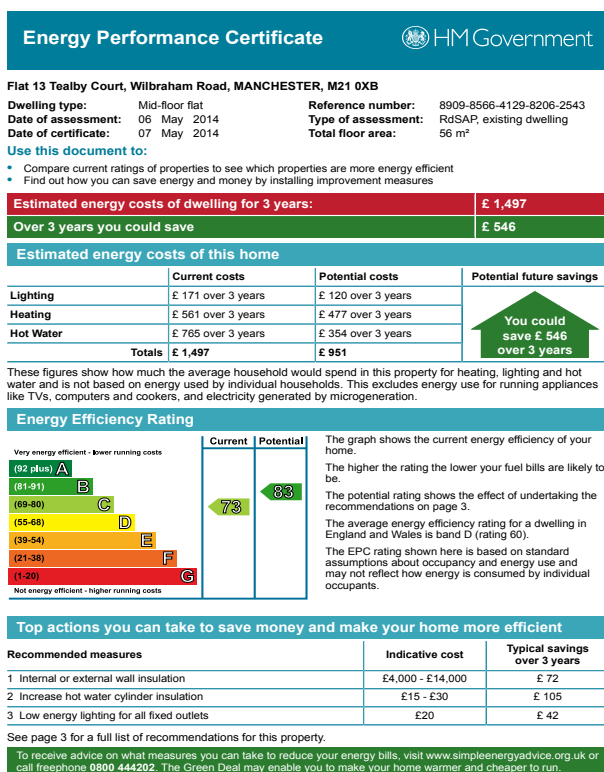
LOCAL INFORMATION

For more information with regards to local transport links and the Metrolink please visit www.gmpete.com. For information with regards to schools please visit www.manchester.gov.uk

VIEWING

By appointment through the Agent

EPC Chart



FLOOR PLANS

Not to Scale. For Illustration purposes only.

First Floor

