

Urmston Office

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Stretford Office

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Monton Office

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460 Wilbraham Road Manchester M21 0AG
Offers over £150,000

LOCATION LOCATION LOCATION !! CHAIN FREE !! HOME ESTATE AGENTS are privileged to bring to the market this immaculate One bedroom apartment situated in a exclusive development right in the heart of Chorlton with its vibrant night life and restaurants literally on your door step !! In brief the property comprise of, communal entrance, hallway, open plan living room with fitted kitchen and dining area, spacious bedroom with walk in wardrobe and shower room, The property had a full renovation program in 2016 and has new UPVC double glazing and electric heating throughout. With great local amenities and transport links including the metro-link and M60 motorway network we recommend a early viewing !! Call HOME on 0161 871 3939 to arrange a suitable time.

- !! CHAIN FREE !!
- IDEAL FOR FIRST TIME BUYERS
- CHORLTON TOWN CENTRE
- Stylish open plan living area
- Integrated appliances
- Modern shower room
- Good local amenities
- Close to Metro link station

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Entrance hallway

Shared access with door intercom system

Hallway

Laminate floor and electric wall mounted heater.

Open plan living area 23'08 x 16'06 (7.21m x 5.03m)

UPVC double glazed windows to the front elevation, selection of wall and base units fitted with roll edge work surfaces incorporating a stainless steel sink with mixer tap, single oven, ceramic hob, stainless steel extractor hood with matching splash back, built in microwave, fully integrated fridge freezer and washer dryer, TV point, laminate floor and electric wall mounted heater.

Bedroom 14'03 x 12'09 (4.34m x 3.89m)

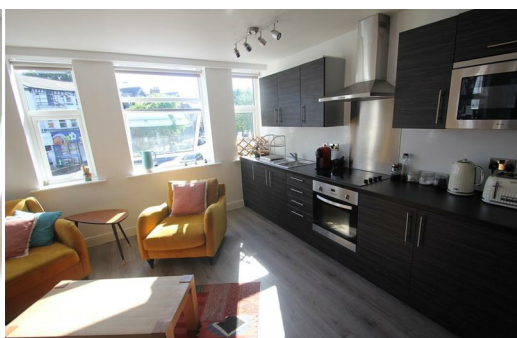
UPVC double glazed window to the rear, walk in wardrobe and electric wall mounted heater.

Shower room

Corner shower cubicle fitted with electric shower, low level w/c, vanity sink unit and tiled to compliment.

Important Information

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

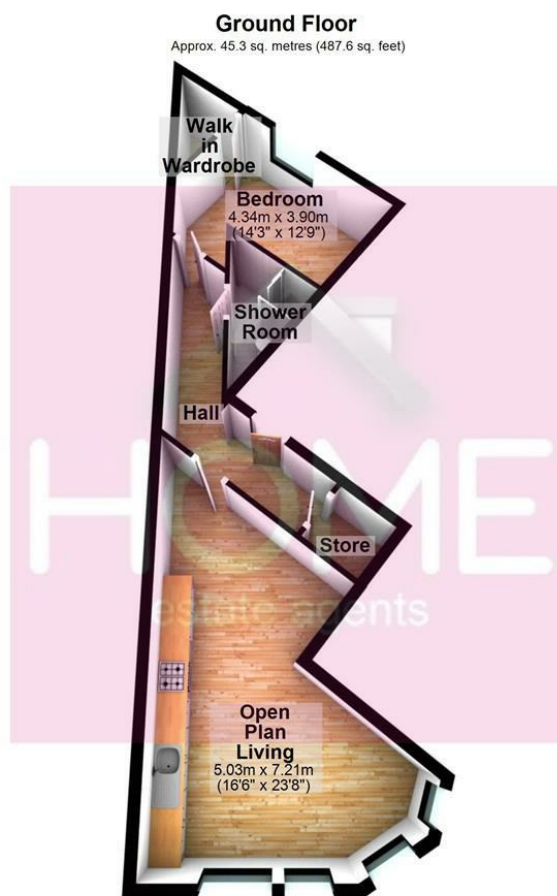


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Total area: approx. 45.3 sq. metres (487.6 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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