

Flat 3, 3 Athol Road, Whalley Range, M16 8QW



JP&Brimelow
SALES

Price: £130,000

VIDEO TOUR AVAILABLE A fully refurbished & bright, ONE DOUBLE BEDROOMED, first floor apartment set within this attractive period conversion on a tree lined residential road off Wilbraham Road in Whalley Range. A fantastic position for travelling into Manchester City Centre, motorway links directly to Manchester International Airport and all the amenities of Chorlton nearby with all its local amenities and independent bars, cafes and restaurants. This well presented apartment offers well planned accommodation throughout: In brief; communal entrance hallway, stairs lead up to all floors. The apartment has a private entrance hall with doors leading to a lounge/dining room with a bay window to the front aspect, a modern fitted kitchen, a double bedroom and a fitted brand new 'Duravit' shower room suite. The apartment benefits from; off road parking to the rear aspect, double glazed windows throughout and is warmed by gas fired central heating. Offered with NO VENDOR CHAIN. Will suit either a first time buyer or a professional couple and early viewing is highly recommended to appreciate this lovely apartment.

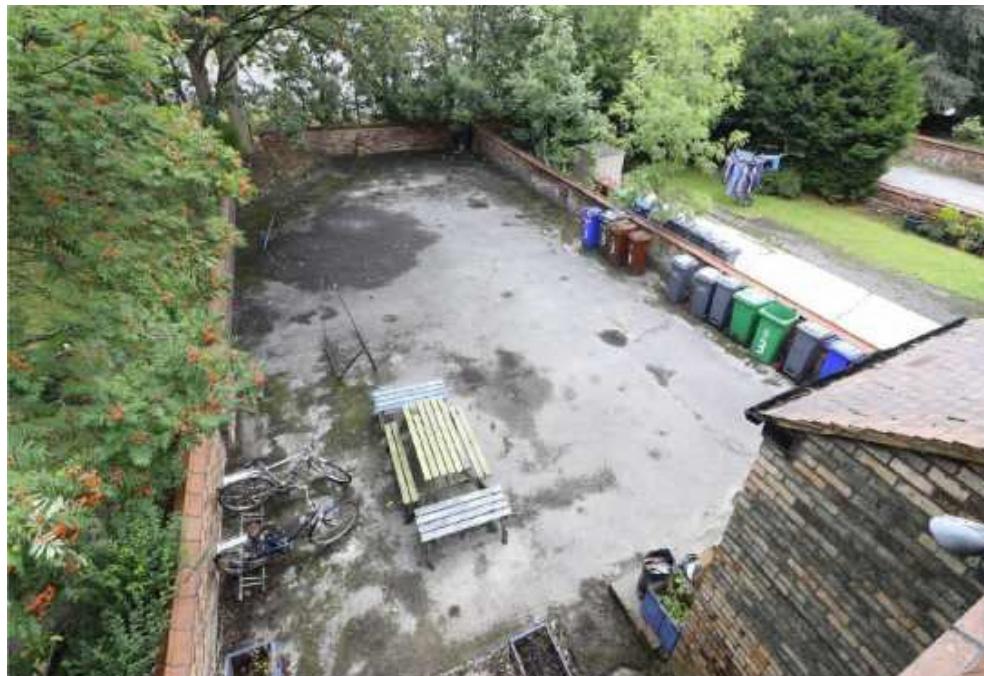




EPC Chart

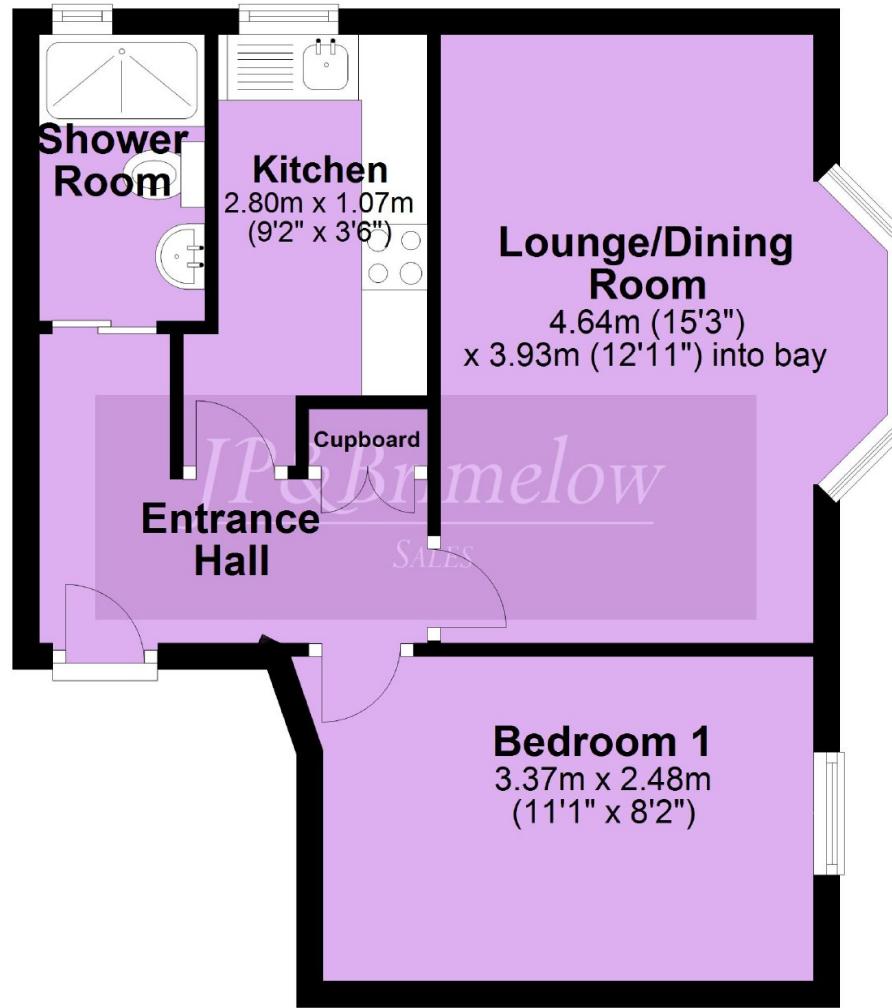
Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC	



Leasehold Council Tax Band: A

First Floor



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