



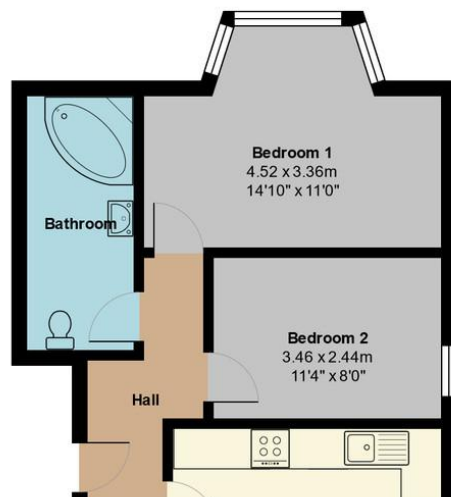
EMMA
HATTON
LTD

Flat 6, 14 Withington Road

Guide Price £135,000

Flat 6, 14 Withington Road, Whalley Range, M16 8AA

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Spacious 2 Bed Apartment
- Grade 2 Listed Building
- Open Plan Lounge/diner/Kitchen
- 2 good sized Bedrooms
- Bathroom with shower
- Gas central heating
- Wooden double Glazed windows
- Off Road Parking

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ENTRANCE HALLWAY

OPEN PLAN LOUNGE/DINER/FITTED KITCHEN: 15ft 6in x 13ft 2in.

BEDROOM 1: 12ft 7in x 10ft 9in (into bay).

BEDROOM 2: 9ft 2in x 7ft 7in.

AIRING CUPBOARD: With plumbing for washer.

3 PIECE BATHROOM SUITE

OUTSIDE: There is off road parking and well maintained communal gardens.

SERVICE CHARGE: Approx £150.00 per month with a lease term of 984 years remaining.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Emma Hatton Ltd nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Property Description

We are pleased to offer this Spacious 2 DOUBLE bedroomed lower ground floor apartment within this attractive characterful Grade 2 listed building in leafy Whalley range, this well planned accommodation briefly comprises own private entrance as well as the main entrance building, entrance hallway, large open lounge/diner/fitted breakfast kitchen, large useful storage room, 2 DOUBLE bedrooms with fitted robes, large 3 piece bathroom suite, warmed by gas central heating and wooden double glazed windows are installed, externally there are well maintained communal gardens and car park space.

Ideal for the first time buyer/investor, close to award winning Alexandra Park and within walking distance of the popular restaurant and café bars 'The Hilary Step' and 'Jam Street' to name a few located on Upper Chorlton Road, excellent transport links to City Centre/Media City and Airport with Chorlton Village nearby, viewing of this fine apartment is highly recommended. NO CHAIN.

THE ACCOMODATION COMPR ISES:

PRIVATE AND COMMUNAL ENTRANCE

