

JP&Brimelow

SALES

Price: £160,000



12 Woodgate Road, Whalley Range,
M16 8LX

Chorlton & Didsbury Sales

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PROTECTED

DESCRIPTION

A well-presented & light, TWO DOUBLE BEDROOMED, first floor apartment situated in this popular modern residential development off Brantingham Road in Whalley Range. A five-minute walk from both Alexandra Road South & Withington Road bus stops giving you direct access into the City Centre. There are good local schools on your door step, Clarendon Road shops, Manley Park and Alexandra Park all nearby. In brief, the accommodation comprises of; communal entrance hallway, private entrance hall, two double bedrooms, a modern three-piece white bathroom suite, an open plan lounge/dining room with French doors to a Juliette balcony and leading to a fitted kitchen/breakfast room. The property benefits from wall mounted electric heaters, double glazing throughout and secure allocated off road parking to the rear aspect. OFFERED WITH NO VENDOR CHAIN. Would ideally suit a first-time buyer or a professional couple and early viewing highly recommended due to the location.

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. Ceiling light point. Intercom system. Mail boxes. Stairs to all floors. Tiled flooring.

PRIVATE ENTRANCE HALLWAY

Entered via hardwood door. Ceiling light point. Telephone entry system. Wall mounted electric heater. Wall mounted fuse board. Doors leading to:

LOUNGE / DINING ROOM

14'8 X 10'8 (4.47M X 3.25M)

French doors leading to a Juliette balcony to the rear aspect. Double glazed window to the side aspect. Two ceiling light points. Wall mounted electric heater. Television point. Telephone point. Laminate wooden flooring. Door to:

KITCHEN / BREAKFAST ROOM

9'9 X 8'7 (2.97M X 2.62M)

Double glazed window to the rear aspect. Four inset ceiling spot lights. Fitted with a range of base and eye level units with roll edge work surfaces incorporating a stainless steel sink with mixer tap over and splash backs. Under cupboard lighting. Integrated single oven. Integrated electric hob with extractor hood over. Integrated washing machine. Space for fridge/freezer. Wall mounted electric heater. Door leading to storage cupboard. Tiled flooring.

BEDROOM ONE

15'10 X 8'9 (4.83M X 2.67M)

Double glazed window to the front aspect. Ceiling light point. Fitted wardrobes to one wall. Wall mounted electric heater. Television point.

BEDROOM TWO

10'9 X 7'3 (3.28M X 2.21M)

Double glazed window to the front aspect. Ceiling light point. Fitted wardrobe to one wall. Wall mounted electric heater.

BATHROOM

Four inset ceiling spot lights. Ceiling extractor fan. Wall mounted electric heater. Cupboard housing hot water tank. Part tiled walls. Fitted with a three piece suite comprising: Panelled bath with shower over, vanity hand wash basin and low level W.C. Shaver point. Heated towel rail. Tiled flooring.

EXTERNALLY

To the rear aspect the property is enclosed by timber fence panels and has a communal lawned area. Secure gated allocated parking. Bike storage shed.

DIRECTIONS

From the Chorlton office, at the first set of traffic lights turn right into Wilbraham Road. Continue along Wilbraham Road through two set of traffic lights and at the third set before the Hindu Temple turn left into Withington Road. Take the first turning on the right hand into Brantingham Road and the first right turning into Woodgate Road. The property can be found on your right hand side clearly marked by a JP & Brimelow 'for sale' board.

TENURE

Leasehold With 985 years remaining on the lease and a monthly service charge of £141.00 With an annual ground rent of £175.00. (Information as per current vendor March 2019)

ASSESSMENT

Council Tax Band B

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SALES

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.

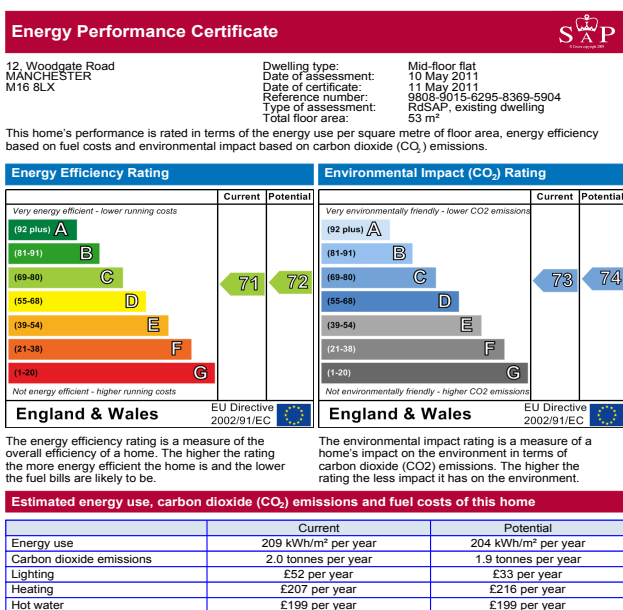
LOCAL INFORMATION

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

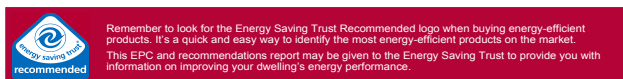
VIEWING

By appointment through the Agent

EPC Chart



The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



FLOOR PLANS

Not to Scale. For Illustration purposes only.

First Floor

