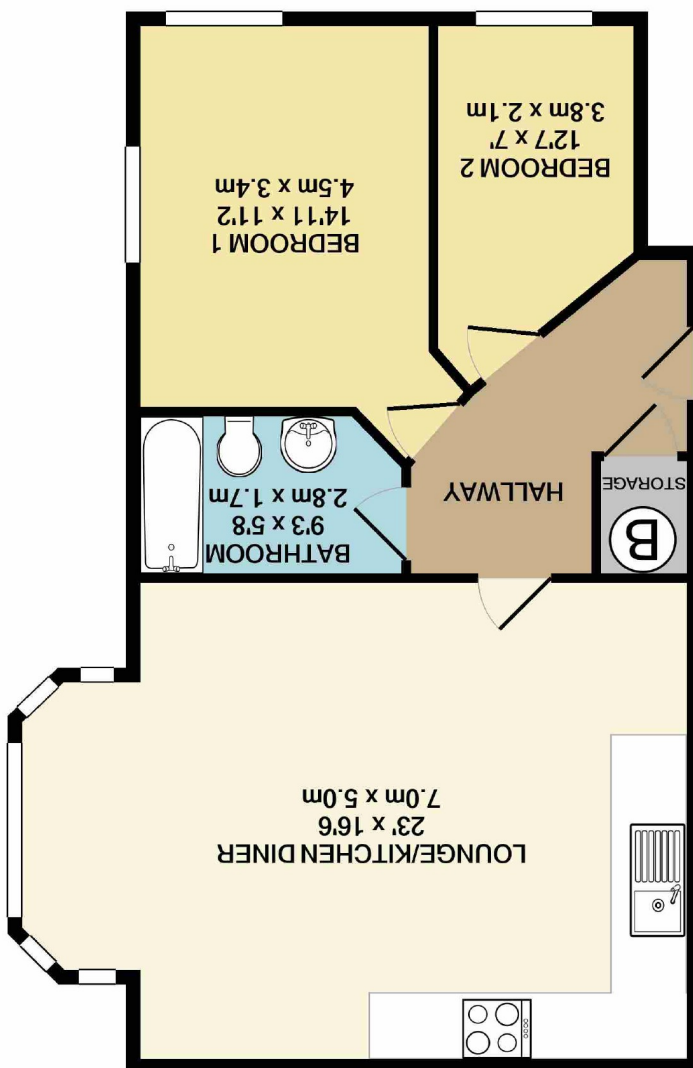


TOTAL APPROX. FLOOR AREA 699 SQ.FT. (64.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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**The Poplars 14 Whalley Road
Whalley Range M16 8SS
£155,000**



The Property

A GENEROUS TWO DOUBLE BEDROOM APARTMENT WITHIN A BEAUTIFUL CONVERTED PERIOD BUILDING WITH SECURE GATED PARKING!

This apartment is light and spacious with beautiful high ceilings and period features that really help this apartment stand out and is in ready to move in condition. The location is excellent in a popular part of Whalley Range and allowing easy access to the City Centre. The development has gated allocated parking and the building is well maintained and managed. NO ONWARD CHAIN!

- ATTRACTIVE PERIOD BUILDING
- MODERN KITCHEN & BATHROOM
- STUNNING HIGH CEILINGS
- GATED PARKING
- DOUBLE GLAZED THROUGHOUT
- WELL MAINTAINED DEVELOPMENT

Communal Entrance Hall

Entrance Hall

Lounge/Kitchen/Diner 16'7 X 23

Bedroom One 13'4 X 10'2

Bedroom Two 12'9 X 7

Bathroom 9'3 X 5'8

Postcode - M16 8SS

EPC Rating -

Local Authority - Manchester City Council

Council Tax - Band A



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		78		66	37
	57				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	