



*Jordan fishwick*

Flat 3, 69 Withington Road, M16 7EX

Asking Price £150,000





## Flat 3 69 Withington Road, Whalley Range, Manchester, M16 7EX

£150,000



### The Property

Public Notice - 'ASKING PRICE £150,000'

Address: Flat 3, 69 Withington Road, Whalley Range, Manchester, M16 8EE

We are acting in the sale of the above property and have received an offer of £150,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

**\*\*NO CHAIN\*\*\*** A delightful TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT offering spacious and light accommodation throughout, ideal for a young couple or first time buyer. This splendid apartment REQUIRES SOME COSMETIC UPDATING benefits from SECURE, GATED OFF ROAD PARKING and is located only a stone's throw from all local amenities and transport links as well as being within walking distance to Alexandra Park. The accommodation briefly comprises: communal entrance hallway, spacious entrance hall, OPEN PLAN LIVING/DINING/KITCHEN, two good sized double bedrooms and bathroom, fitted with a modern three piece suite. Double glazing and gas central heating have been installed throughout. To the rear of the development is a secure residents car park with electric gates. An internal viewing of this fine property is highly recommended. NO CHAIN. EPC rating - C



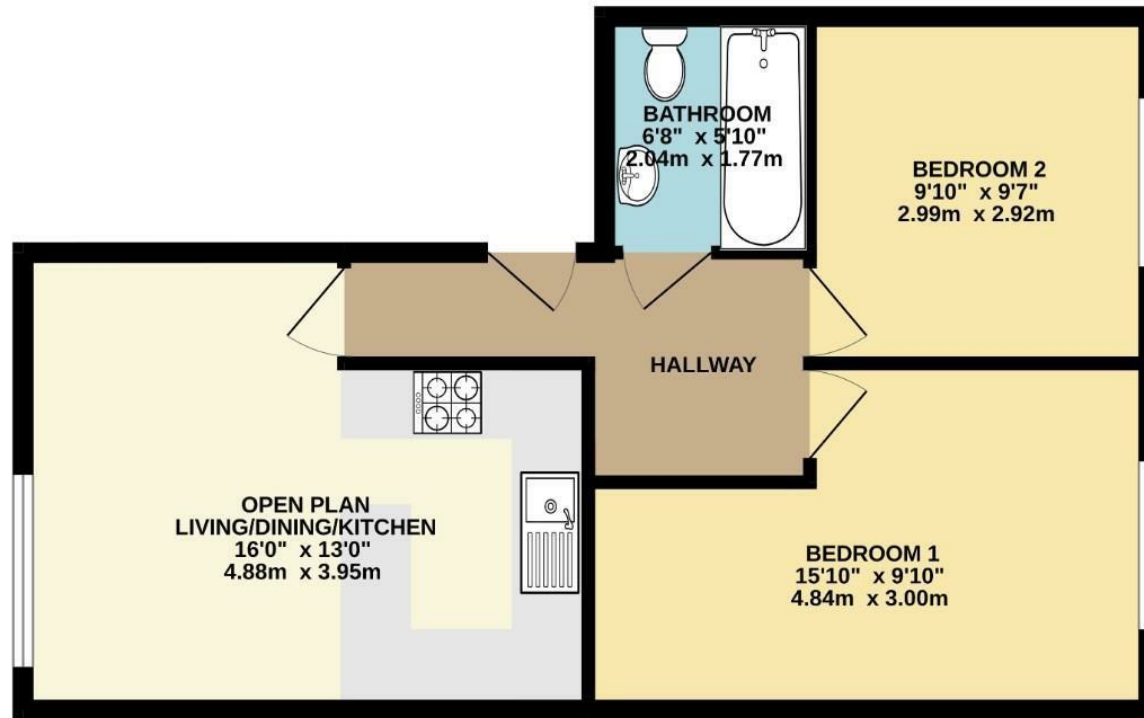
- ‘ASKING PRICE £150,000’
- Two double bedroom first floor apartment
- Secure off road residents parking
- Ideal first time buy / investment
- Stone's throw from all local amenities and transport links
- Short walk to Alexandra Park
- Gas central heating and double glazing
- Some cosmetic updating required
- EPC rating - C
- NO CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (48.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington