



Jordan fishwick

45 Albemarle Road, M21 9HX
£1,850 Per Calendar Month



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The Property

*** AVAILABLE AUGUST *** We are delighted to offer this well presented mid-terraced period property situated on a highly regarded road and conveniently located for Chorlton Green, Beech Road, local schools and the Metro link. The property is over three floors and benefits from gas central heating and wooden double glazing. Comprises briefly: entrance hall, large bay fronted lounge, separate dining room, large kitchen with full range of appliances, two double bedrooms, further single bedroom/study, family bathroom, cellar conversion with double bedroom, stylish en-suite, and additional large storage cupboard. To the rear there is a Courtyard garden which has a gated Ginnal. The property is offered Unfurnished. Not available to Sharers.

***** To arrange a viewing please Call 0161 393 7539 *****



- Council Tax band C - EPC D
- 4 bedroom Terrace
- 2 Bathrooms
- Highly regarded road
- Chorlton Green & Beech Road location
- Unfurnished
- Available August



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick 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.

Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington