



**GASCOIGNE
HALMAN**

Withington Road, Whalley Range
£180,000

THE AREA'S LEADING ESTATE AGENCY



A spacious and well-presented two double bedroom ground floor apartment situated within a popular modern development, conveniently positioned in an excellent location within walking distance to local amenities. Entrance hallway with useful storage, living/dining room with attractive french doors, modern kitchen and a modern fitted bathroom and en suite shower room. Allocated gated parking and offered with No vendor Chain.

Property details

- A Well Presented and Spacious Ground Floor Apartment
- Two Double Bedrooms and Two Modern Fitted Bathrooms
- Open Plan Living/Dining with Attractive French Doors
- Secure Gated Parking and Well-Maintained Communal Grounds
- Close to Local Amenities and Excellent Transport Links
- Offered with No Vendor Chain



About this property

A bright and airy ground floor apartment set within this ever-popular purpose built development.

In brief the property comprises: welcoming entrance hallway with a useful storage cupboard, large living/dining room with attractive french doors, two double bedrooms with the primary benefitting from an en suite shower room, modern fitted bathroom and a fully fitted kitchen.

Externally the property offers gated entrance and allocated parking. Offered to the market with No Vendor Chain.

Whalley Range is just 2 miles south of the city centre so is popular with commuters and those looking to live closer to the vibrant City Centre whilst being closer to Chorlton's array of bars and restaurants. Public transport is excellent with buses every few minutes. The recently extended Metrolink tramline is proving to be very popular.





DIRECTIONS

M16 8FB

COUNCIL TAX BAND

B

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Electric

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Cable

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

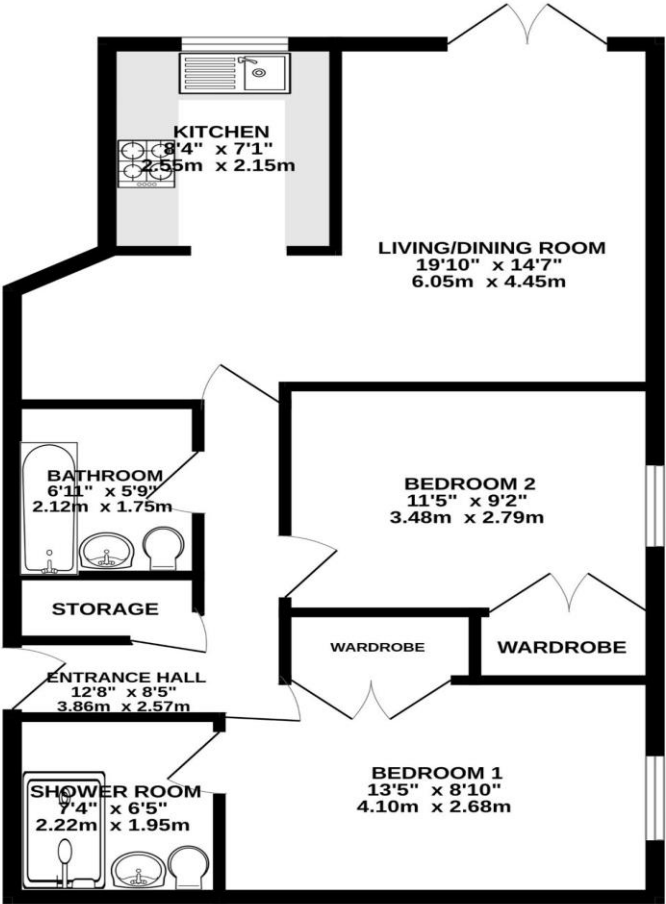
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.





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