



1B Athol Road Manchester

£450,000
FREEHOLD

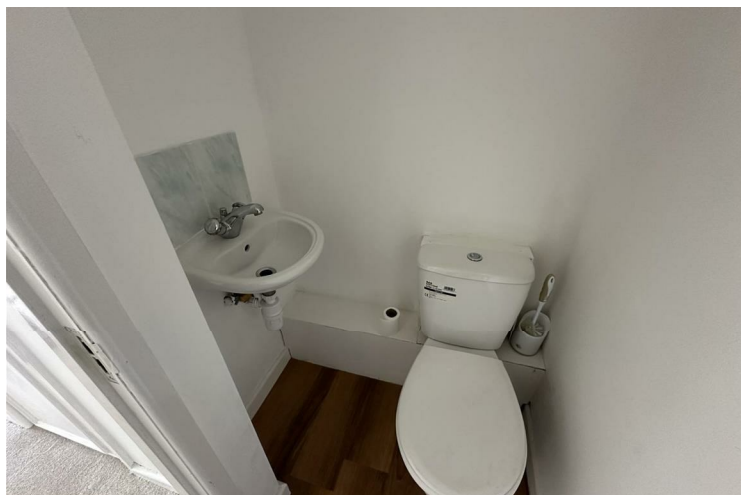
This beautifully presented three-bedroom townhouse is arranged over three spacious floors and offers stylish, modern living in a popular residential area. Ideal for families or professionals, the property has been newly updated throughout and is ready to move into. The ground floor features a bright and open-plan kitchen and dining area with a brand new, contemporary kitchen complete with sleek cabinetry and integrated appliances — perfect for family meals or entertaining guests. There is also a convenient downstairs WC for added practicality. On the first floor, you'll find two generously sized double bedrooms, a newly fitted modern family bathroom, and a small but useful office/study space — ideal for those working from home or needing a quiet reading nook. This area leads up to the second floor, where the master bedroom is located. The top floor offers a spacious and private retreat, complete with a stylish new en-suite shower room. Outside, the home benefits from a private rear garden, ideal for relaxing or hosting summer gatherings, along with off-road parking at the back of the property — no need to rely on street parking. One of the key selling points of this home is its excellent location. It sits right next to Whalley Range 11-18 High School, a highly regarded and popular school in the area. For commuters, Firswood and Trafford Bar Metrolink stations are within walking distance, providing direct access to Manchester city centre, MediaCityUK, and more. The property also benefits from nearby bus routes and easy access to Princess Road (A5103) and the M60 motorway.







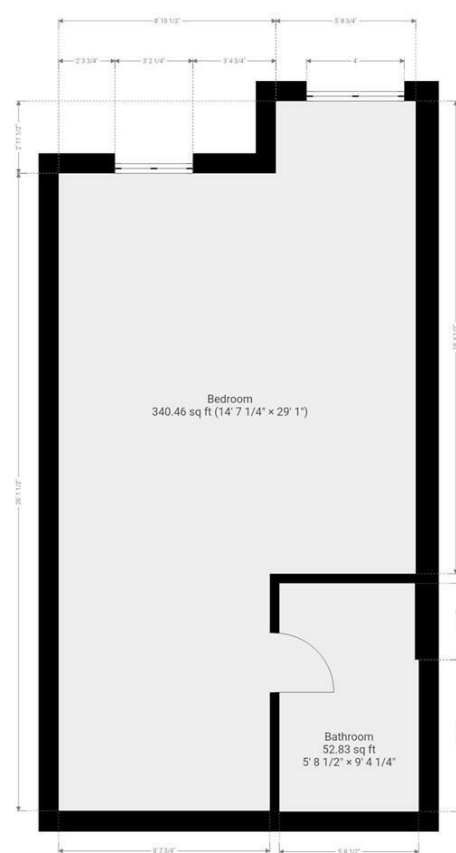
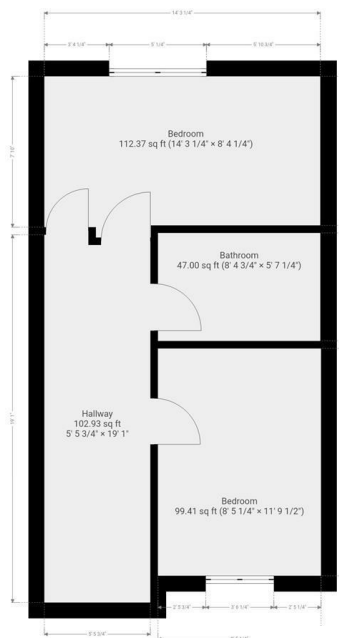
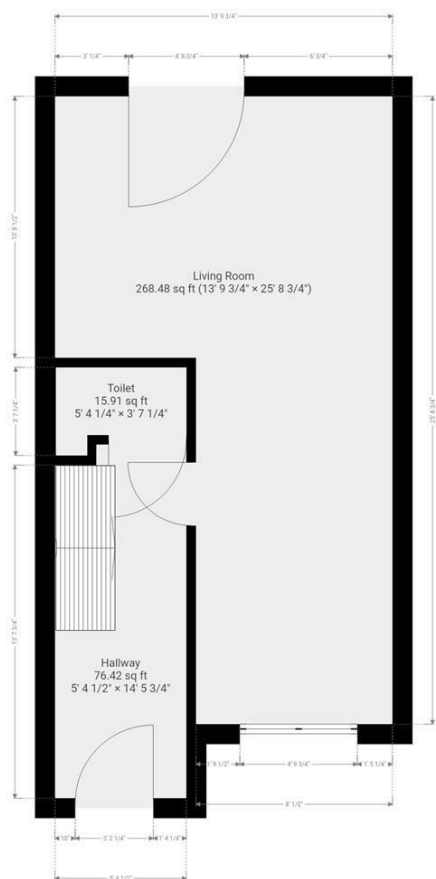





Additional Information

Local Authority -
Council Tax - Band D
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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