

Flat 10, 2-4 Athol Road, Whalley Range, Manchester, M16 8QN

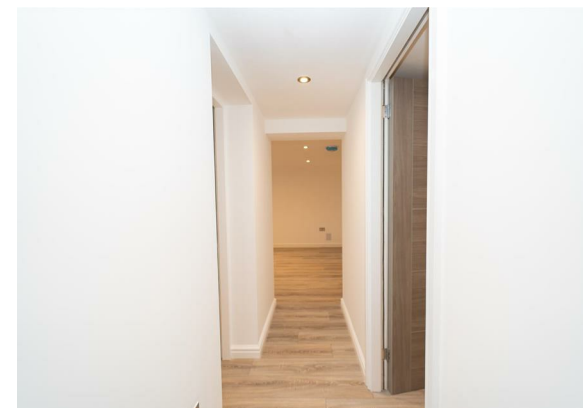


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ESTATE AGENTS

Offers In The Region Of £245,000




****VIDEO TOUR AVAILABLE**** A newly converted TWO DOUBLE BEDROOM lower ground floor apartment, set within this attractive period property. A fantastic position for travelling into Manchester City Centre, with motorway links directly to Manchester International Airport and all the amenities of Chorlton nearby, with a selection of independent bars, cafes and restaurants. Located on a residential tree lined road off Wilbraham Road in Whalley Range. This immaculate apartment offers well planned accommodation throughout. In brief; a communal entrance hallway, stairs leading to all floors, the apartment has a private entrance hall with doors leading to a good-sized lounge/dining room with access out onto a private enclosed terrace, a brand new modern fitted kitchen with Quartz worktops, a master bedroom with a useful ensuite dressing area, a further double bedroom and a three-piece brand-new fitted white bathroom suite. The apartment benefits front and rear communal gardens and warmed by electric heating. Offered with NO VENDOR CHAIN.





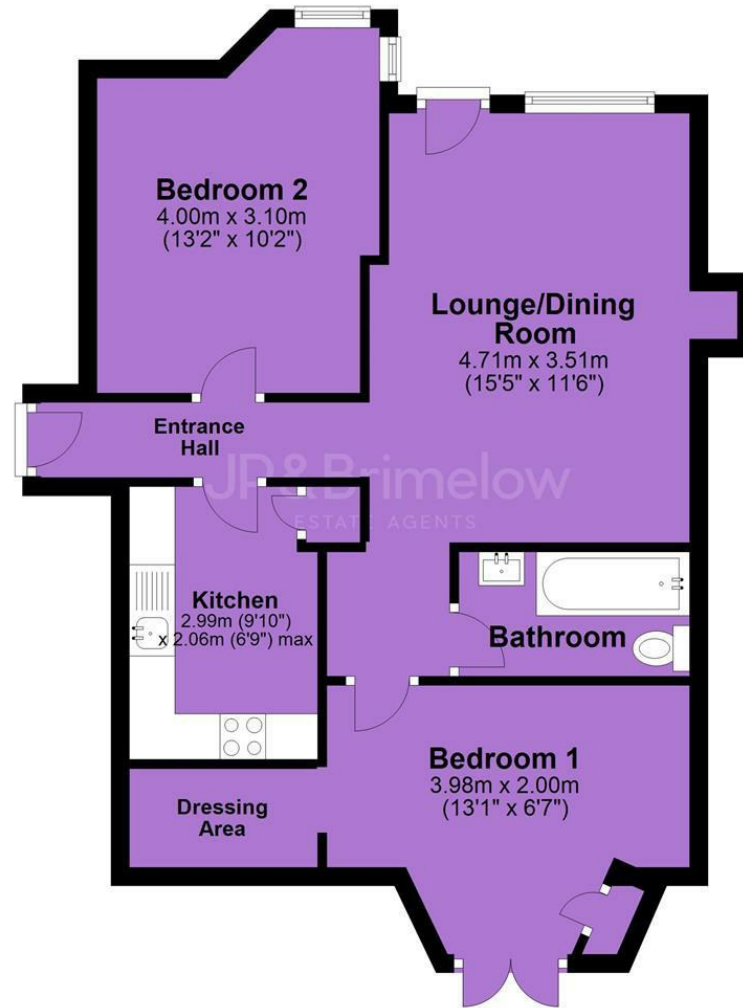
EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	59
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **A**

Basement



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD

Tel: 0161 8822233

E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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