

Apt 11 Alnwick House 30 Dudley Road, Whalley Range, Manchester, M16 8DT



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £275,000

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**\*\*VIDEO TOUR AVAILABLE\*\*** A light & well presented, TWO DOUBLE BEDROOMED, first floor apartment, with its own private roof terrace. This attractive, 18th century conversion of a cotton traders mansion is in the heart of Whalley Range off Wood Road. Walking distance to nearby independent bars and restaurants including 'The Hilary Step' bar and 'Jam Street Cafe' on Upper Chorlton Road, a Tesco Metro is a minute's walk away and fantastic transport links on Withington Road, giving you direct access into the City Centre. In brief the impressive accommodation comprises; large communal entrance hallway, private entrance hall, lounge/diner with an open plan fully fitted kitchen, two double bedrooms with patio doors leading out to roof terrace and a three piece family bathroom. The apartment benefits from an enclosed terrace with fantastic views available, double glazing, central heating, basement with a private secure storage room, gated allocated parking and lawned communal gardens. Will suit a professional or a couple and early viewing is highly recommended.







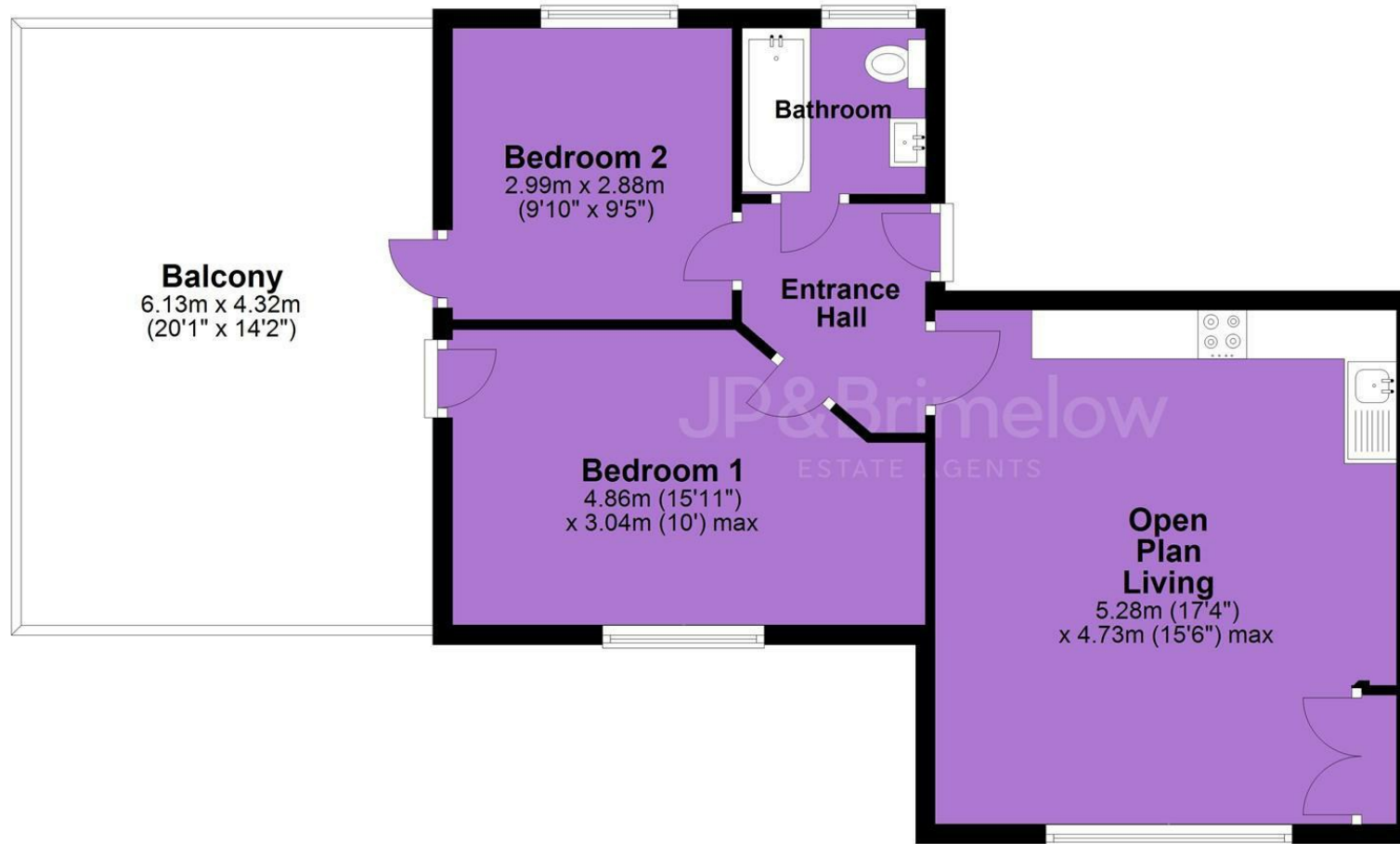
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: **Leasehold** Council Tax Band: **B**

## First Floor



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