

Flat 1, 3 Athol Road, Whalley Range, Manchester, M16 8QW



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £148,500




VIDEO TOUR AVAILABLE A spacious & beautifully presented ONE DOUBLE BEDROOM, raised ground-floor apartment within this attractive semi-detached conversion positioned off Wilbraham Road in Whalley Range. Situated in an appealing period conversion along a tree-lined residential street just off Wilbraham Road in Whalley Range. All the amenities of Chorlton nearby with its local independent bars, cafes and restaurants. The well-planned accommodation comprises; communal entrance hallway with stairs leading to all floors, a private entrance hallway, a brand new fitted kitchen, a lounge/dining room with a bay window to the front aspect, a double bedroom and a brand new three-piece shower room. The apartment benefits from resident off road parking to the rear aspect and is warmed by gas fired central heating. A fantastic position for travelling into Manchester City Centre and motorway links directly to Manchester International Airport. OFFERED WITH NO VENDOR CHAIN.





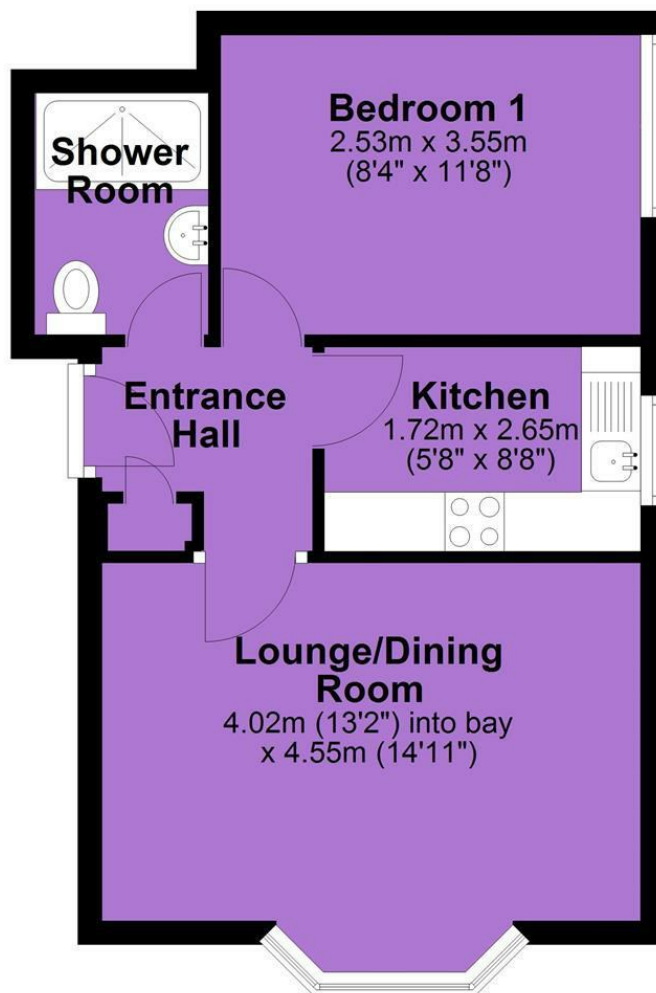
EPC Chart

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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: **A**

Raised Ground Floor



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