



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Albemarle Road, Chorlton
£385,000.00



A deceptively spacious and versatile bay-fronted end terrace situated on a highly sought after road moments from Chorlton Green and the famous Beech Road with its array of boutiques, bars and restaurants. Two reception rooms, modern kitchen, three generous bedrooms, family bathroom and useful cellars. The property enjoys a corner plot with gardens to three sides. Sold with no vendor chain.

Property details

- Bay-Fronted End Terrace
- Spacious And Versatile Accommodation
- Three Bedrooms
- Two Separate Reception Rooms
- Refitted Modern Kitchen And Bathroom
- Superb Location Moments From Beech Road And Chorlton Green



About this property

We are pleased to introduce this substantial end of terrace which offers excellent internal space and a superb sought after location.

Internally the property offers a healthy 938 Sq ft and comprises; welcoming entrance hallway, living room with attractive bay-window, separate dining room which leads through to a refitted kitchen that also gives access to the garden and useful cellars.

To the first floor there are three bedrooms all served by a refitted contemporary family bathroom which boasts a bath and separate shower.

Externally the property offers a front and rear garden with plenty of space to the side and gated access.

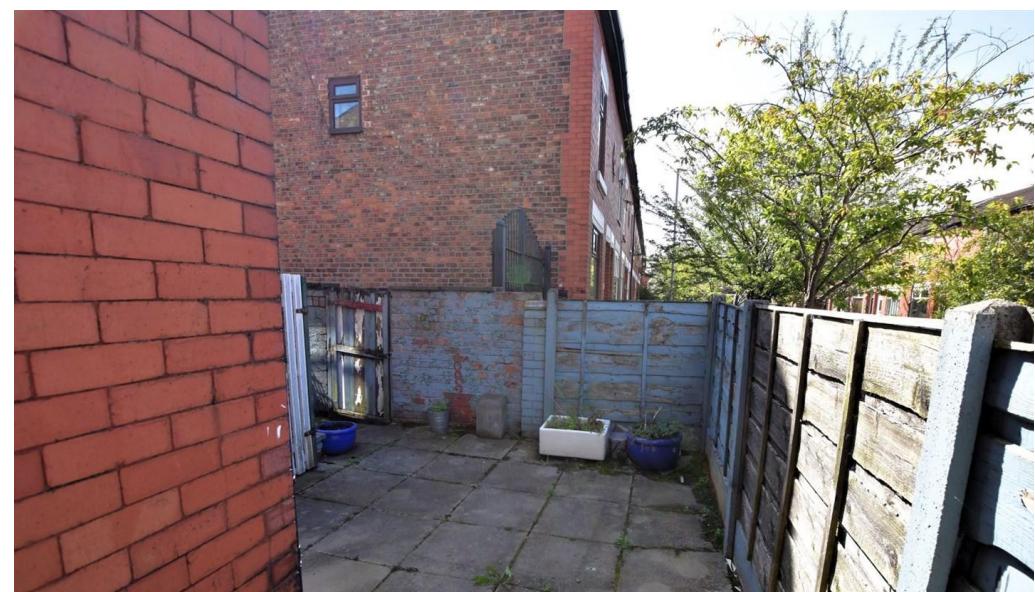
The property also enjoys a fantastic location moments from Chorlton Green and the popular Beech Road with its vibrant nightlife and excellent choice of restaurants and boutique shops.

Sold with no chain.

Chorlton is proving a popular location due to its excellent transport links with Manchester Airport and the national motorway network along nearby Princess Road. The centre of Chorlton has a wide range of shops that more than cater for everyday shopping requirements. Bars and restaurants here cater for all tastes. Chorlton Water Park running along the River Mersey is also popular with residents as is Chorlton Green. Schools and recreational facilities in the area are also good.







DIRECTIONS

M21 9HX

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

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

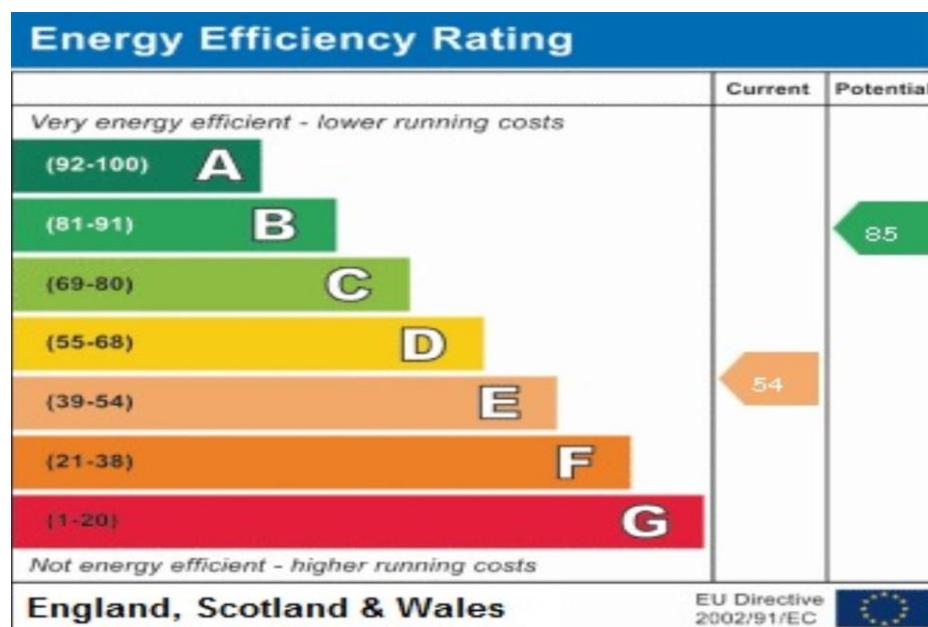
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

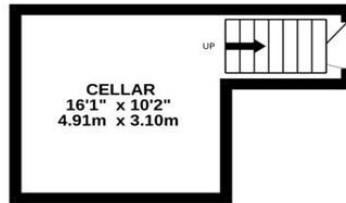
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

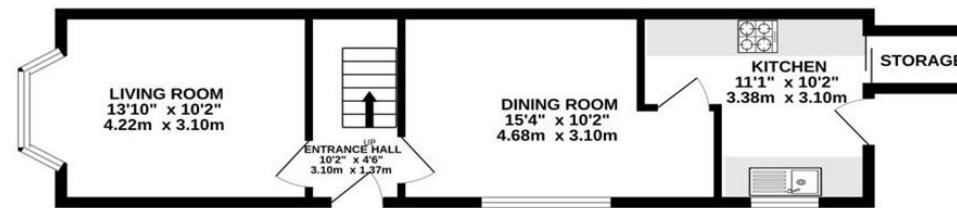
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

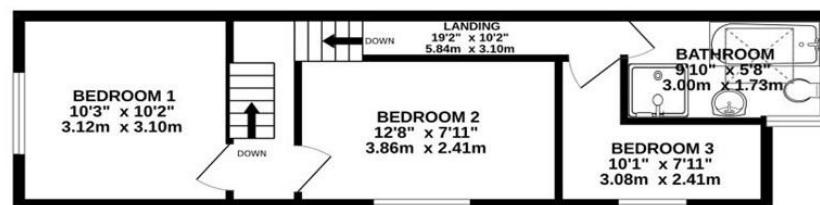
BASEMENT
128 sq.ft. (11.9 sq.m.) approx.



GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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