



jordan fishwick

Flat 4, 46 Alness Road, Whalley Range, M16 8HQ

Guide Price £220,000



The Property

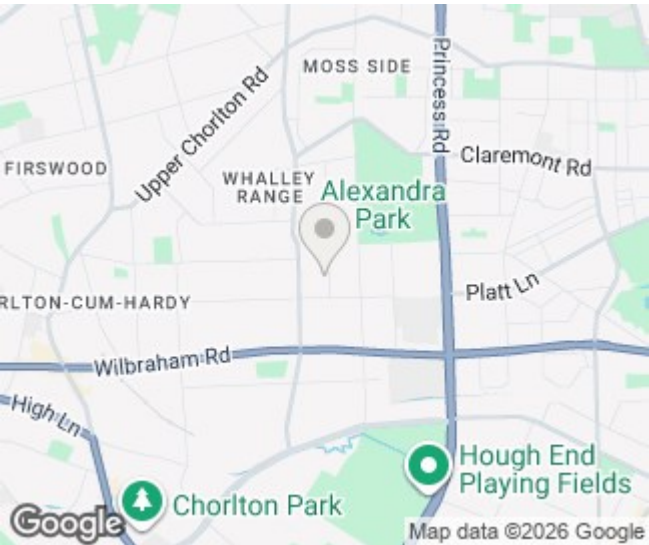
Set within a beautiful converted mansion house in the leafy suburb of Whalley Range is this truly delightful TWO BEDROOM RAISED GROUND FLOOR APARTMENT which is offered for sale in MOVE-IN READY CONDITION having been stylishly decorated and updated throughout by the current owners. This delightful property will prove ideal for a young couple or first time buyer and benefits from OFF ROAD PARKING as well a PRIVATE ENTRANCE with DIRECT ACCESS TO WESTERLY FACING COMMUNAL GARDENS. The property further benefits from additional private storage space within two cellar chambers located to the rear of the property and a wealth of ORIGINAL FEATURES have been retained such as the ornate coving and high ceilings. Positioned only a short stroll from all local amenities and transport links as well as Alexandra Park this wonderful apartment is not one to be missed. The accommodation briefly comprises: communal entrance hallway, entrance hall, 17ft lounge with two large bay windows, modern fitted kitchen with integrated appliances, two good sized bedrooms and bathroom fitted with a modern three piece suite and subway tiles. Both double glazing and gas central heating have been installed throughout. Externally to the front/side of the property there is ample off road parking, available to residents on a first come, first served basis. To the rear a large and well maintained communal garden has been mainly laid to lawn bordered by mature trees and shrubs and enjoys a sunny Westerly aspect, ideal for enjoying those warmer afternoons and evenings. Early viewing of this superb apartment is most highly recommended.

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Whalley Range, Manchester,
M16 8HQ**

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- Stylishly presented two bedroom raised ground floor apartment
- Move-in ready condition with many original features throughout
- Private entrance / direct access to Westerly facing communal gardens
- Well placed for all local amenities and transport links
- Private cellar chambers providing additional storage / bike shed
- Off road parking
- Ideal first time buy
- Short stroll from Alexandra Park
- Council Tax: A. EPC: C

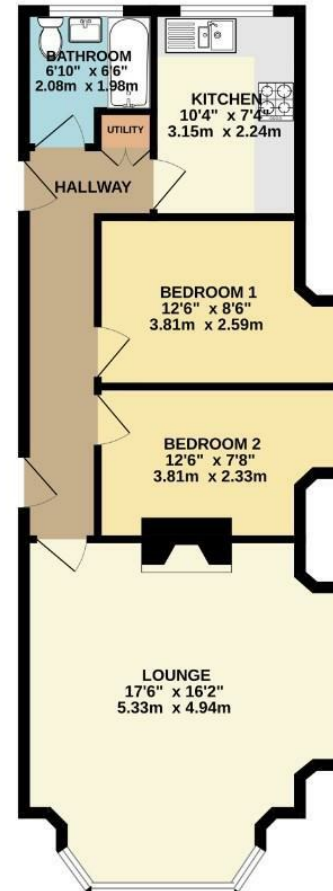


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



BASEMENT
143 sq.ft. (13.3 sq.m.) approx.

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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