



*Jordan fishwick*

Flat 4, 21a Manley Road, Whalley Range, M16 8RX

Guide Price £169,950



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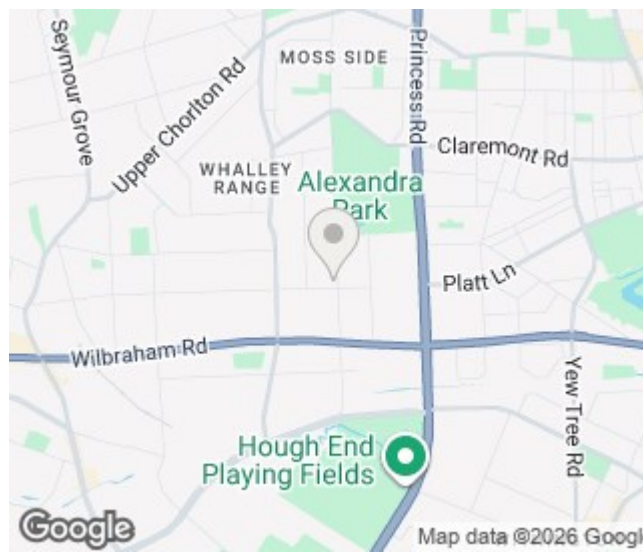



### The Property

**\*\*\*NO CHAIN\*\*\*** A superbly presented TWO BEDROOM FIRST FLOOR APARTMENT located within a well maintained purpose built development only a short stroll from Alexandra Park. This delightful property benefits from SECURE, ALLOCATED OFF ROAD PARKING as well as use of large communal gardens and is offered for sale in MOVE-IN READY condition having been recently redecorated throughout. The property further benefits from being ideally placed for all local amenities, transport links, schools and parks. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, entrance hall, spacious 15ft lounge, kitchen, two good sized bedrooms, the main with dual aspect windows and bathroom fitted with a modern three piece suite. Both double glazing and electric room heaters have been installed throughout. Externally well maintained communal gardens surround the development and to the rear there is a secure residents car park where this property benefits from one allocated space. An internal viewing is most strongly recommended.



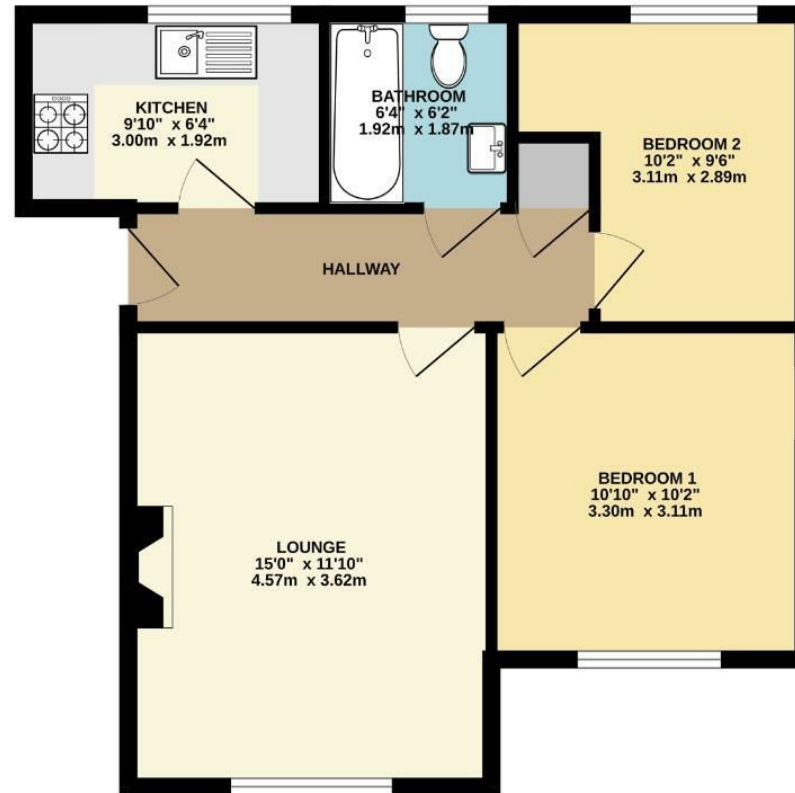
- NO CHAIN
- Two bedroom first floor apartment
- Move-in ready having been recently redecorated throughout
- Secure, gated off road parking
- Well placed for all local amenities and transport links
- Short stroll from Alexandra Park
- Ideal for young couple / first time buyers
- Council Tax: B. EPC: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



FIRST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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