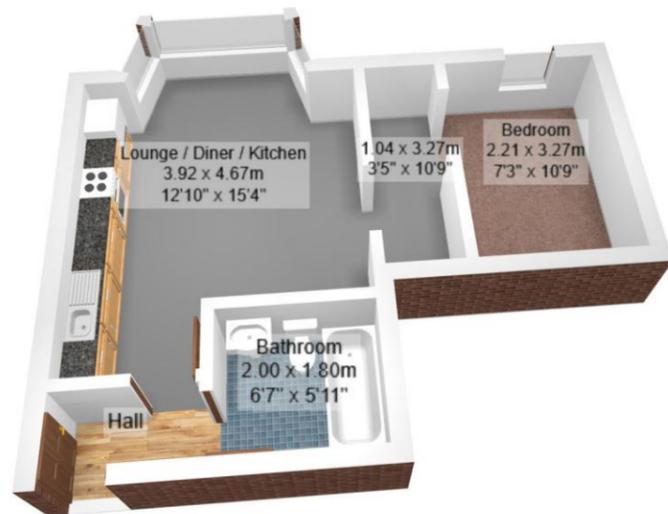




EMMA
HATTON
LTD

Withington Road, Whalley Range Asking Price Of £169,950



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Attractive Bay fronted Period Conversion
- Top floor Apartment
- Spacious open plan lounge/kitchen/Diner
- Double Bedroom with Dressing Area
- Contemporary Bathroom with Shower
- Warmed by gas central heating
- Kitchen with integrated appliances
- Off Road Parking

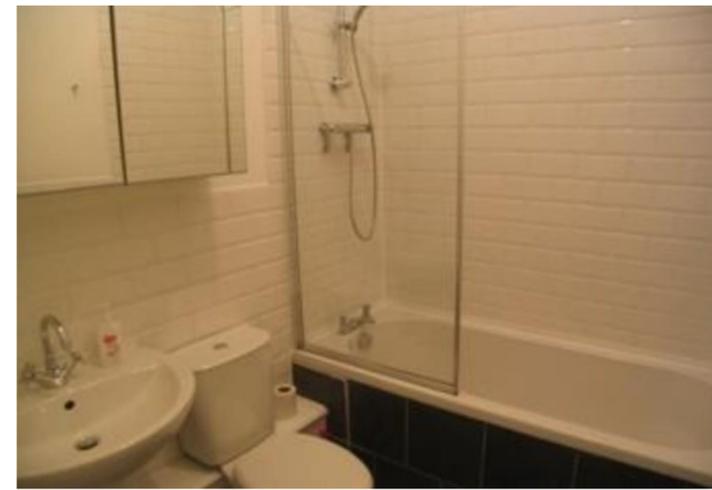


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The UK's number one property website

12, 138 Withington Road, Whalley Range, Manchester, M16 8FB



10ft 9in x 3ft 5in

CONTEMPORARY MODERN 3 PIECE BATHROOM SUITE

SERVICE CHARGE:

Approx £98.00 per month which includes building insurance and upkeep of communal hallway/grounds.

LEASE TERM:

999 years granted 1st JAN 2005.

OUTSIDE:

There is communal parking to front and rear of the building.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Emma Hatton Ltd nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



Property Description

We are delighted to offer for sale this spacious top floor apartment within this attractive bay fronted Period Conversion, this splendid apartment briefly comprises entrance vestibule, spacious open plan lounge/fitted kitchen/diner, Double bedroom with dressing area, contemporary bathroom with shower, warmed by gas central heating, Off road parking, conveniently located within walking distance to local shops and transport links with easy access to City centre, ideal for first time buyer/downsizer, viewing highly recommended. No Chain.

THE ACCOMMODATION COMPRISES BRIEFLY:

COMMUNAL ENTRANCE TO TOP FLOOR

ENTRANCE VESTIBULE

OPEN PLAN LOUNGE/DINER/FITTED KITCHEN:
15ft 4in x 12ft 10in

BEDROOM:
10ft 9in x 7ft 3in

DRESSING AREA:

