

Flat 2, 18 Mayfield Road, Whalley Range, Manchester, M16 8FT



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £140,000




VIDEO TOUR AVAILABLE A delightful & well-proportioned, ONE DOUBLE BEDROOM, ground floor apartment, situated within this attractive period conversion on Mayfield Road in Whalley Range. A stone's throw from Alexandra Park, a ten-minute walk to nearby independent bars/restaurants including 'The Hilary Step' bar on Upper Chorlton Road, Tesco Metro is a few minutes stroll away on Withington Road and fantastic transport links on Alexandra Road South giving you direct access into the City Centre. In brief the apartment consists of; a communal entrance hall with stairs leading to all floors, a private entrance, a fitted kitchen with useful storage cupboard, a white three-piece bathroom suite, a double bedroom, and a good-sized lounge/ diner with views out into the communal garden. The apartment consists of; gas fired central heating, high ceilings, shared off road parking, and a good sized communal garden to the rear. OFFERED WITH NO VENDOR CHAIN.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Tenure: **Leasehold** Council Tax Band: **A**

Ground Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd 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 the 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 JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

 [jpandbrimelowstateagents](https://www.instagram.com/jpandbrimelowstateagents)

 [@jpandbrimelow](https://twitter.com/jpandbrimelow)