



11 Athol Road, Whalley Range, Manchester. M16 8QW £146,500

Delightful flat on the elevated ground floor of a period property. Great location, being very quiet but close enough to Chorlton centre along with easy access to the City and transport links. Not forgetting that the excellent Alexandra Park is up the road. The property comprises of an open plan lounge/kitchen, a double bedroom and bathroom with large walk in shower. It comes with PVC double glazed windows and GFCH. There is also a communal car park. Available with vacant possession.

Accommodation



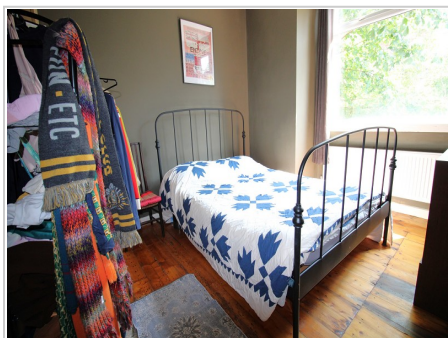
Communal Entrance Hall

Large hall with mail boxes in the porch and access to all flats.



Open plan living space (18' 09" x 12' 07") or (5.72m x 3.84m)

A great room with large PVC double glazed windows to the rear. Coved ceiling. Polished floorboards. Radiator. The compact kitchen is situated in the corner and has a built in hob/oven and extractor hood. Stainless steel sink unit with mixer tap. Space and plumbing for washing machine.



Bedroom (11' 06" Max x 8' 11") or (3.51m Max x 2.72m)

PVC double glazed window to the rear. Polished floorboards. Radiator.



Bathroom (7' 07" x 3' 08") or (2.31m x 1.12m)

Opaque PVC double glazed window to the side elevation. Large walk in shower with glass screen. Pedestal wash basin and toilet. Tiled floor and part tiled walls. Heated towel rail.



Car Park

Communal parking to the rear of the property.

Services

Mains electricity, mains water, mains gas, mains drainage

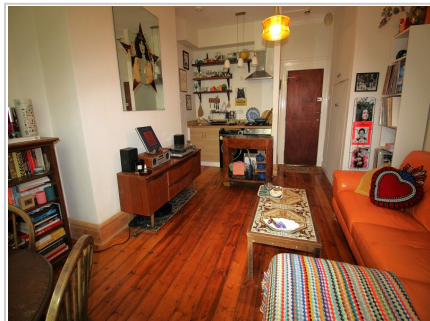
EPC Rating:69

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.