

C&R

Commercial & Residential

Properties

Guide price £250,000

White Lion, Wilmslow Road, Withington Village,
Manchester. M20 3BC



 2

Bedrooms

 2

Bathrooms

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |
enquiries@candrproperties.co.uk

0161 227 9990



C&R HULME are delighted to offer FOR SALE, this stunning first floor apartment in a Victorian grade 2 listed Building. Originally Built in 1881 this converted building is finished to the highest of standards, yet maintaining many original features, such as coloured leaded windows, original staircase & the infamous tower clock. The apartment which is set in Withington Village, comes with an large open plan living area and fully fitted kitchen, 2 large double bedrooms (master with Ensuite) and luxury bathroom. Benefits from private gated entrance, video intercom and private parking. Location is in the heart of Withington Village with all networks close by. **MUST SEE!!**

No Chain!!!

Hallway

Spacious Hallway access to all rooms. Panel Heater, Ceiling light point. Access to all rooms

Lounge/kitchen 7.70m x 5.67m (25' 3" x 18' 7")

Maximum Points Lounge Area 3 x large feature wooden sash windows looking out to the front elevation. Carpets. Range of power points, Panel heaters. Inset Spot lights
Kitchen Area Fitted kitchen with a range of floor & wall units with wood effect worktops. Inset hob, ver & extractor over, integrated washing machine & dishwasher.
Inset Sink with chrome mixer tap. Victorian stye white splash back tile. Range of power points.

Bedroom 1 4.29m x 3.82m (14' 1" x 12' 6")

Maximum Points 2 x Large wooden sash windows looking out to the side elevation Panelled wood under windows. Panel Heater, range of power points. ceiling light point.

Ensuite 1.63m x 1.49m (5' 4" x 4' 11")

3 piece white suite consisting of corner shower cubicle with thermostatic shower and glass sliding doors. Hand wash basin with pedestal & chrome mixer tap. W.C. Cream floor & wall tiles. Ceiling light point.

Bedroom 2 4.29m x 2.77m (14' 1" x 9' 1")

Maximum Points 3 x Large wooden sash windows looking out to the side elevation Panelled wood under windows. Panel Heater, range of power points. ceiling light point.

Bathroom 2.09m x 1.76m (6' 10" x 5' 9")

3 piece white suite consisting of bath with panel & chrome mixer taps, Hand wash basin with pedestal & chrome mixer tap. W.C. Cream floor & wall tiles. Ceiling light point.

Tenure

Tenure: Leasehold 999 years granted in 2011. Service charge: £309.41 payable to Rendall & Rittner EPC: 50E

Agents Notes

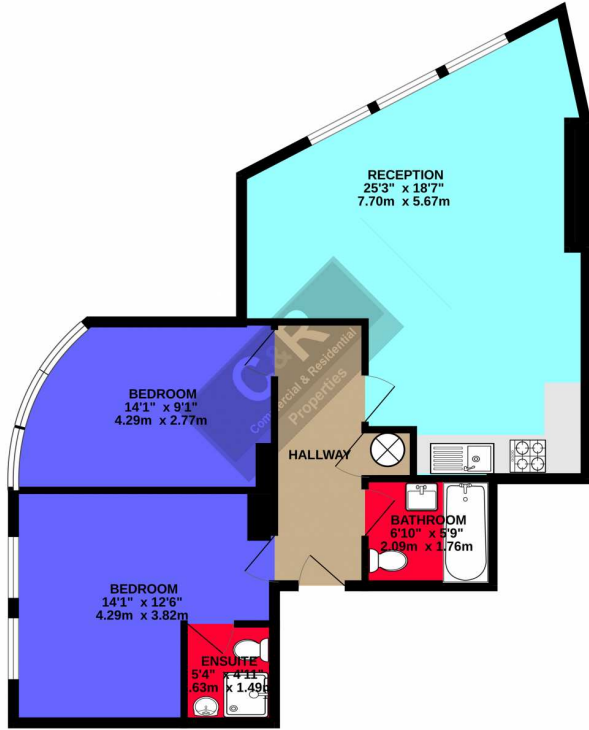
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THINKING OF SELLING

If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our office, and we'll be happy to schedule an appointment at a time that suits you.

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Withington Village., M20 3BG

