

Flat 3 Beechwood House 193 Withington Road, Whalley Range, Manchester, M16 8HF



**JP & Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £190,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* An attractive & beautifully presented, TWO DOUBLE BEDROOM, raised ground floor apartment, situated to the front of this popular period conversion positioned on Withington Road here in Whalley Range. The property is close to the local amenities on Withington Road, bars/restaurants on Upper Chorlton Road, Chorlton centre is a twenty-minute walk and is ideally located for transport links to Manchester City Centre and Media City via the Metrolink station on Wilbraham Road and bus routes on Alexandra Road South. The apartment comprises of; A communal entrance hallway, a private entrance hall with useful storage cupboard, a fabulous lounge/kitchen/dining room to the front aspect with a bay window and original ceiling coving, two double bedrooms, the master benefitting from access out onto the private raise decked area. A modern three-piece white bathroom suite completes this delightful apartment. The apartment benefits from electric heating, a decked area, well established landscaped communal gardens and off-road parking. \*\*\*OFFERED WITH NO VENDOR CHAIN\*\*\*





## EPC Chart

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>		<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>40</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 



Tenure: **Leasehold** Council Tax Band: **B**

## Raised 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:

- 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;
- 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;
- 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)