

Flat 4 75 Withington Road, Whalley Range, Manchester, M16 7EX



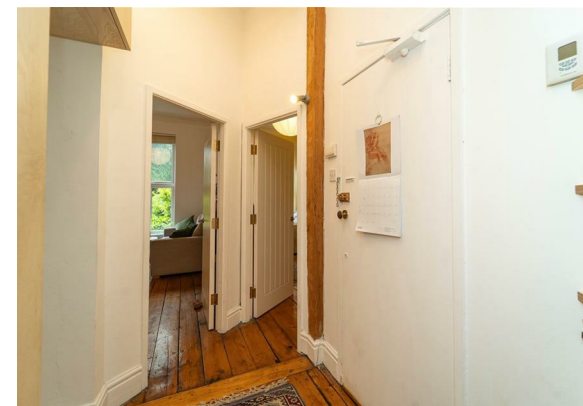
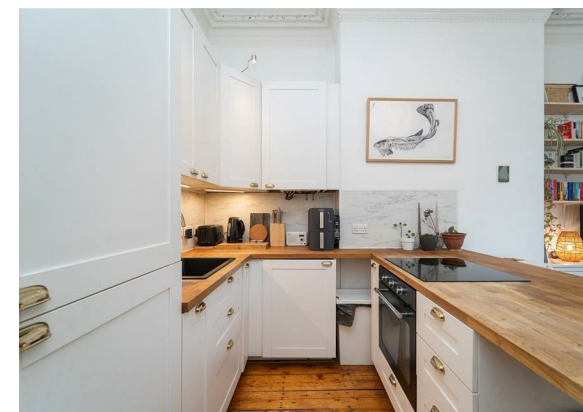
**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £180,000

 2  1  1  c

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful TWO DOUBLE BEDROOM, first floor apartment located within this attractive period conversion on Withington Road. Within walking distance to fantastic transport links, giving you direct access into the city centre, with links to motorways and trams nearby, Alexandra Park, St Bede's College & William Hulme Grammar School are all on your door step. In brief the property consists of a communal entrance hall with stairs leading to all floors, a private entrance hall, two double bedrooms, a white three-piece bathroom suite, and an open plan living space complete with fully fitted kitchen. Other benefits include gas fired central heating, high ceilings, stripped and varnished floor boards, and off road parking.





## EPC Chart

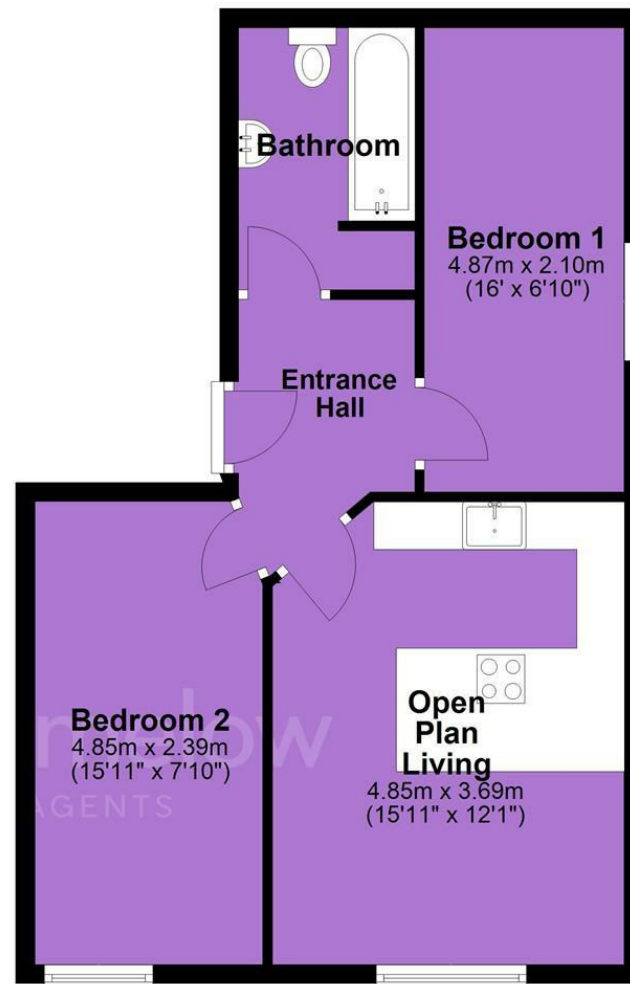
| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | 72                                                                                                          | 78        |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</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: **A**



## First Floor



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