

Flats 1, 2 & 3 21 Albany Road, Chorlton, Manchester, M21 0AY



**JP&Brimelow**  
ESTATE AGENTS



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**\*\*\*VIDEO TOUR AVAILABLE\*\*\*** A unique opportunity to purchase these three separate apartments within this period conversion on Albany Road, in central Chorlton. The spacious and well-kept property is divided into three apartments, consisting of;

A TWO DOUBLE BEDROOM duplex apartment which is spread across the lower and ground floor with a private entrance, a good-sized lounge benefitting from a bay-window, a fitted kitchen area, and a white three-piece bathroom suite. Stairs down to the lower ground reveal a W.C, two good sized double bedrooms, one benefitting from a useful storage cupboard while the other has a en-suite shower room and storage cupboard.

A TWO DOUBLE BEDROOM, duplex apartment with a communal entrance hall, a private entrance hall, a W.C/ utility, a kitchen area, a good-sized dining/ lounge area which allows access out into the private rear garden. Stairs leading up to the first-floor landing reveal two good sized double bedrooms once benefitting from built in wardrobes. A white three-piece bathroom completes this apartment.

A TWO DOUBLE BEDROOM, duplex apartment with a private entrance hall, a good-sized lounge/ diner with bay window, and a fitted kitchen. Stairs leading to the top floor reveal two good sized double bedrooms both benefitting from en-suite bathrooms and the principle having access onto a private balcony, a three-piece bathroom complete the apartment. Other benefits include Smart wifi electric heating system and a useful 160ft boarded loft and an intercom system.


The apartments are situated close to local vibrant shops, bars and restaurants on Wilbraham Road and Barlow Moor Road and boasts excellent transport connections. Conveniently located just a one-minute walk from the Metrolink station and Morrisons supermarket. Call our team on 0161 882 2233 to book a viewing appointment prior to the AUCTION.

£800,000





## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>83</b>
(69-80) <b>C</b>		
(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: Freehold Council Tax Band: A

Apt 1



Apt 2



Apt 3



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