

Flat 7, Crystal House Withington Road, Whalley Range, Manchester, M16 8BA



JP&Brimelow
ESTATE AGENTS


Offers In The Region Of £140,000

****VIDEO TOUR AVAILABLE**** A bright, ONE DOUBLE BEDROOM duplex apartment over the ground and first floor, within this popular purpose-built gated development on Withington Road in Whalley Range. The property offers secure gated off road car parking and is in close proximity to the local amenities of Whalley Range and Chorlton. Close by to Alexandra Park and trendy bars and cafés on Upper Chorlton Road. Ideally located for transport links into Manchester City Centre and Media City. The apartment consists of; A communal entrance hallway with secure bicycle storage, a private entrance leading into an open plan lounge/dining/fitted kitchen to the ground floor with views onto the front area and Withington Road. There is a spiral staircase leading to the first-floor landing area, revealing a double bedroom, fitted three-piece shower room and a useful study area. The apartment benefits from double glazing, infrared electric heating and well-maintained landscaped communal gardens with secure gated allocated off-road parking. Would ideally suit a first-time buyer or couple due to the location. Early viewing is highly recommended.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	72
	EU Directive 2002/91/EC 	

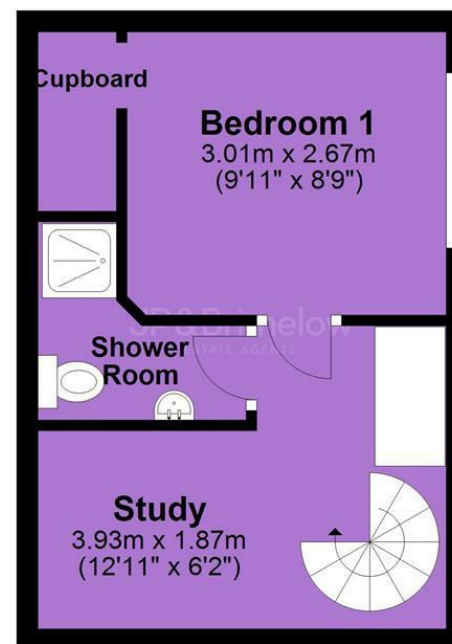


Tenure: **Leasehold** Council Tax Band: **A**

Ground Floor



First Floor



Chorlton & Didsbury Ltd
430 Barlow Moor Road, Chorlton, Manchester, M21 8AD
Chorlton: 0161 882 2233 Didsbury: 0161 448 0622
E: chorlton@jpbrimelow.co.uk www.jpbrimelow.co.uk



JP&Brimelow
ESTATE AGENTS

NOTICE: J P & Brimelow Chorlton & Didsbury Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) 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;
- (ii) 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;
- (iii) no person in the employment of JP & Brimelow Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Follow us on Twitter @jpandbrimelows