

Apt 6 Westbourne House 197 Withington Road, Whalley Range, Manchester, M16 8HF



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Offers In The Region Of £175,000




VIDEO TOUR AVAILABLE A bright TWO BEDROOM apartment positioned on the first floor of an attractive period conversion, close to Alexandra Park in Whalley Range. This fantastic location offers excellent transport links to nearby Chorlton, with its array of amenities, independent shops, bars and restaurants, as well as easy access to Manchester City Centre and Manchester Airport. The property comprises a communal entrance hall with stairs leading to the first floor, a private entrance hall, and an open-plan living area featuring a bay window with space for dining, alongside a contemporary fitted kitchen with integrated appliances. There is a principal bedroom, a second double bedroom currently utilised as a dressing room with hanging storage, and a modern three-piece bathroom suite. Further benefits include high ceilings, electric heating, and communal off-road parking. Viewing is highly recommended.





EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC 



Tenure: **Freehold** Council Tax Band: **B**

First Floor



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