

3 Manley Court Alexandra Road South, Whalley Range, Manchester, M16 8RH

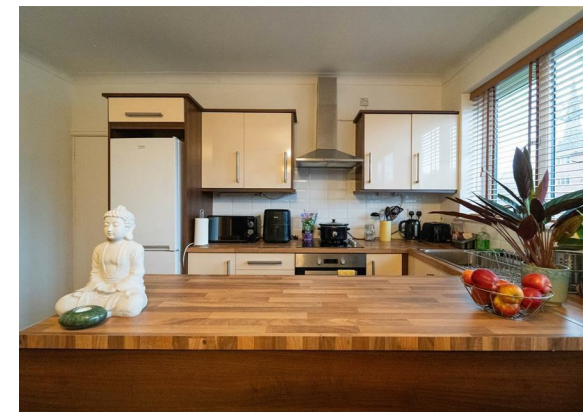


JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £150,000

1 1 1 c

VIDEO TOUR AVAILABLE A stylishly presented & spacious ONE BEDROOM duplex apartment with it's own private entrance, situated on a popular residential road on the corner of Alexandra Road South and Manley Road in Whalley Range. Just a 5 minute walk to Alexandra Park and close to the local town centre Chorlton cum hardy. Bus routes directly into the city centre and motorway links to Manchester International Airport. The thoughtfully designed accommodation features a private entrance hall with stairs leading to the first-floor landing. On the first floor, there is an open-plan lounge, dining, and kitchen area, with stairs continuing up to the second-floor landing. The second floor has a double bedroom with built in storage leading to a private balcony and also a three-piece bathroom. The apartment benefits from lots of natural light due to its South facing windows, built in storage, gas fired central heating, off road parking and a private balcony. Internal inspection 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	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

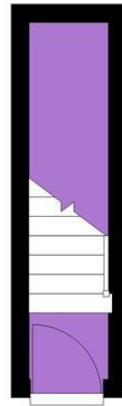


Tenure: **Leasehold** Council Tax Band: **A**

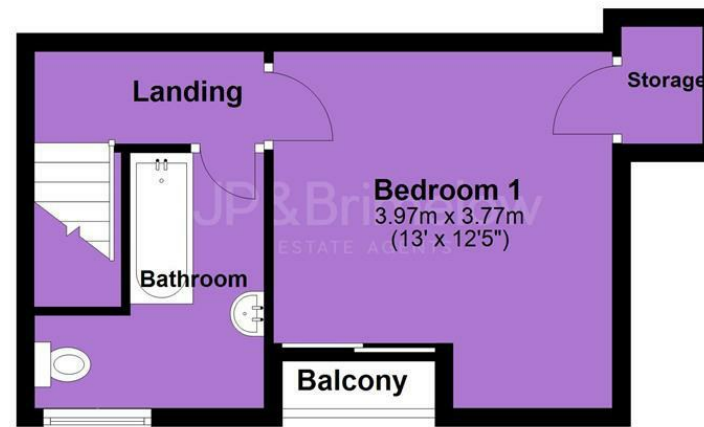
First Floor



Ground Floor



Second 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:

- (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 Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow