



26 Albany Court, Redcar Avenue, Withington, Manchester, M20 3DY

Guide Price £170,000

- Architectural Designed Development
- Popular and Convenient Location
- Mezzanine Floor Double Bedroom
- Double Height Ceiling to Lounge
- No Vendor Chain
- Communal Gardens

Redcar Avenue, Manchester M20 3DY

One Bedroom First Floor Duplex Apartment with Feature Mezzanine Floor. Highly Sought After Location. Public Transport is Close to Hand, giving access to Manchester City Centre, the Universities, The Christie and Manchester Royal Infirmary. In Need of Updating. No Vendor Chain



Council Tax Band: A



Albany Court is an architect designed and sought after development situated between Didsbury and Withington Villages, enjoying the numerous local shops, leisure facilities, restaurants and bistros these vibrant areas have to offer. Public transport is close to hand, giving access to Manchester City Centre, the universities, The Christie and Manchester Royal Infirmary.

Joules bring to the market this one bedroom first floor duplex apartment with feature mezzanine floor which briefly comprises: Private entrance door, hallway with storage, spacious living/dining room with double height ceiling with exposed beam work. Kitchen with a range of fitted units and bathroom with modern three piece suite. An open plan staircase takes you up to the mezzanine floor with galleried open balustrade overlooking the reception room.

Outside are communal mature and well stocked gardens.

The property is in need of some refurbishment and has no vendor chain. Must be viewed.

Entrance

Stairs up to first floor level and external landing .

Private Entrance

UPVC entrance door to hallway.

Hallway

Doors to lounge and bathroom. Door to handy storage cupboard, electric meter.

Living Dining Room

Impressive double height ceiling with exposed beams. Large single glazed window overlooking the rear communal garden. Open staircase taking you up to the mezzanine floor. Electric heater, breakfast bar divide to the kitchen.

Kitchen

Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. .Work surfaces incorporating breakfast bar area. Tiled splashbacks. Door to cupboard housing cyinder. Double glazed window to the rear elevation.

Bathroom

Modern white three piece suite comprising: Panelled bath with shower over, low level WC and pedestal wash hand basin. Single glazed window with obscure glass. Tiled splashbacks, electric heater.

Mezzanine Floor

Approached from the open plan staircase from the living room

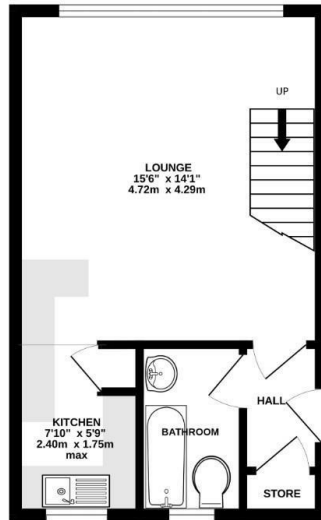
Bedroom

Spacious double bedroom with galleried open balustrades overlooking the living dining room. Exposed beamwork. Fitted double wardrobe housing clothes hanging rail and shelving. Electric heater, high level double glazed window.

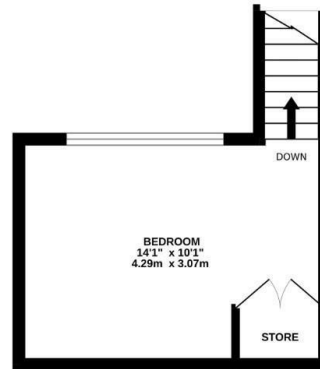
Outside

Communal gardens with lawns and well stocked mature borders and trees.

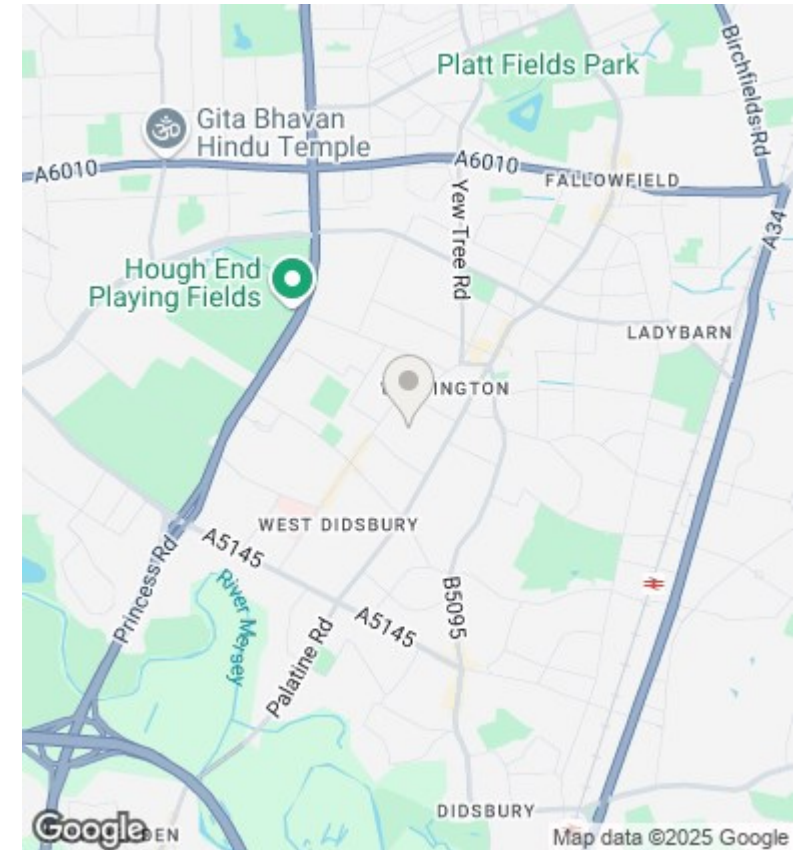
GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
166 sq.ft. (15.4 sq.m.) approx.



TOTAL FLOOR AREA: 496 sq.ft. (46.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		