



jordan fishwick

Flat 2 Regent Court, 155-157 Withington Road, Whalley
Range, M16 8EE
Guide Price £155,000

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The Property

A beautifully presented and recently renovated ONE DOUBLE BEDROOM GROUND FLOOR GARDEN APARTMENT located within the well regarded Regent Court development on Withington Road. This delightful apartment boasts a TWENTY FIVE FOOT OPEN PLAN LIVING/DINING/KITCHEN with full height French patio doors opening to the well maintained communal lawn gardens as well as OFF ROAD RESIDENTS PARKING and is situated just a short walk from all local amenities, transport links and Alexandra Park. The accommodation briefly comprises: communal entrance hallway, spacious reception hall with access to large airing/storage cupboard, 25ft open plan living/dining/kitchen, one double bedroom and shower room, recently refitted with a modern three piece suite. Double glazing and electric heating has been installed throughout. Externally, there are well maintained lawned gardens to both the front and rear with mature trees and hedgerow offering privacy from the road. There is ample off street parking available to all residents. An internal viewing of this fine property is strongly recommended.

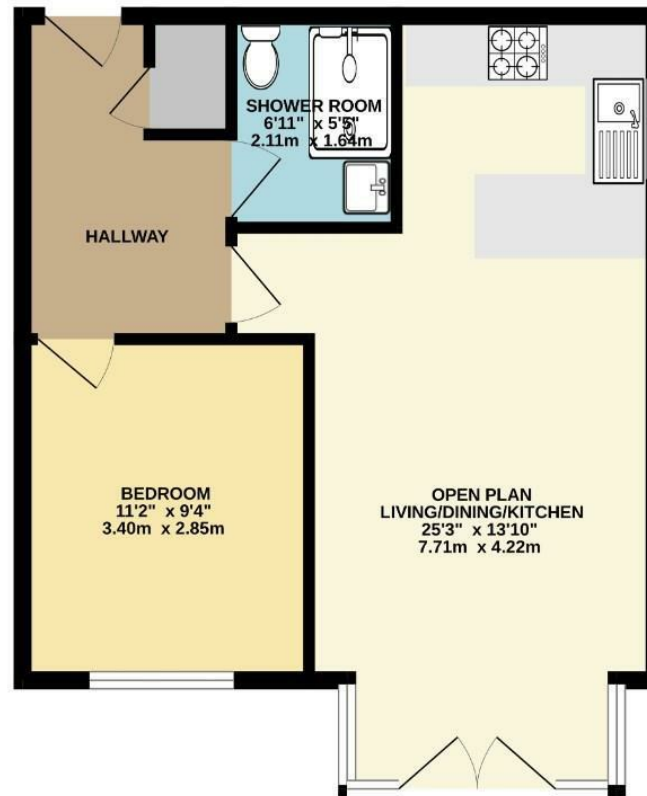
- Superbly presented ground floor apartment
- One double bedroom
- 25ft open plan living/dining/kitchen
- Recently refitted kitchen and bathroom
- Stone's throw from all local amenities, transport links and parks
- Off road residents parking
- French patio doors opening onto communal gardens
- Ideal first time buy or investment property
- Double glazing and electric heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 480 sq.ft. (44.6 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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