



jordan fishwick

Flat 22 Dudley Court, Carlton Road, Whalley Range, M16 8DA

Guide Price £175,000

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Road, Whalley Range,
Manchester, M16 8DA**

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The Property

*****NO CHAIN***** Located within a well regarded purpose built development in the leafy suburb of Whalley Range is this **TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT** providing spacious and light accommodation, ideal for a young couple or family. Positioned within walking distance of all local amenities, schools and Alexandra Park, this delightful property benefits from a **GARAGE** providing secure off road parking as well as use of well maintained communal gardens and is offered for sale with no onward chain. The accommodation briefly comprises: communal entrance hallway with stairs to first floor landing, spacious entrance hall, **15FT LOUNGE/DINING ROOM**, kitchen, main bedroom with views over the rear gardens, second bedroom, currently used as a home office, bathroom and separate w/c. There is ample storage throughout this fine apartment as there are five fitted cupboards and double glazing has been installed throughout. Externally, well maintained communal gardens surround the development and have been mainly laid to lawn. An internal viewing of this splendid property is most highly recommended. EPC Rating Band C. Council Tax Band A.

****NB:** The lease is due to be extended in 2025. Please call for further information**

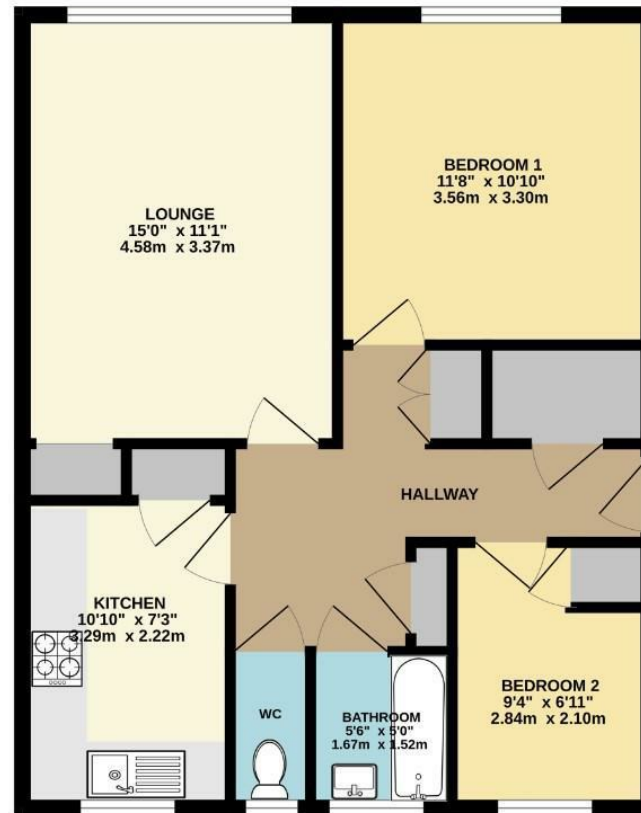
- NO CHAIN
- Well regarded purpose built development with large communal gardens
- Garage providing secure off road parking
- Two double bedroom first floor apartment
- 15ft lounge with views with Southerly facing window overlooking communal gardens
- Well placed for all local amenities and transport links
- Short stroll to Alexandra Park
- Double glazing and electric heating throughout
- Ideal first time buy



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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 	



FIRST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 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 misstatement. 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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