



Jordan fishwick

Flat 7 Holyrood House, Alness Road, M16 8HR

Guide Price £240,000



The Property

*****NO CHAIN***** Located on well regarded **TREE-LINED ROAD** in the leafy South Manchester suburb of Whalley Range is this superbly presented, recently refurbished **TWO DOUBLE BEDROOM LOWER GROUND FLOOR APARTMENT**, boasting both **OFF ROAD PARKING** and a **PRIVATE SOUTH FACING TERRACE**. Situated within this stunning period property converted by **AWARD WINNING DEVELOPER**, Armistead Property Limited, this delightful apartment provides spacious and light accommodation throughout, ideal for a young couple, first time buyer or buy to let investor alike and is offered for sale in **MOVE-IN READY CONDITION**. The property further benefits from being well placed for all local amenities and within walking distance to Chorlton Village, multiple local schools, transport links and Alexandra Park. The accommodation briefly comprises: communal entrance hallway, entrance hall with **STUDY** area, fitted storage and utility cupboard, **21FT OPEN PLAN LIVING/DINING/KITCHEN** with integrated appliances and large bay window with patio door opening to the **PRIVATE TERRACE**, two generously proportioned double bedrooms, and bathroom, fitted with a modern three piece suite, feature tiled flooring and electric underfloor heating. Both double glazing and gas central heating have been installed throughout. Externally, to the rear of the development there is allocated off road residents parking and a **SECURE BIKE STORE**. An internal viewing of this delightful apartment is most highly recommended. Council Tax Band A. EPC Band C.

Flat 7 Holyrood House, 26 Alness Road, Whalley Range, Manchester, M16 8HR

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- NO CHAIN
- Superbly presented and newly refurbished lower ground floor apartment
- Two well proportioned bedrooms
- 21ft open plan living/dining/kitchen
- Private Southerly facing terrace
- Off road parking to the rear of the development
- Move-in ready condition
- Converted by award winning developer, Armistead Property Limited
- Quiet tree-lined road
- Ideal for young couple or first time buyer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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	



LOWER GROUND FLOOR 755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 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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