



*Jordan fishwick*

Flat 8 Holyrood House, Alness Road, M16 8HR

Guide Price £240,000



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

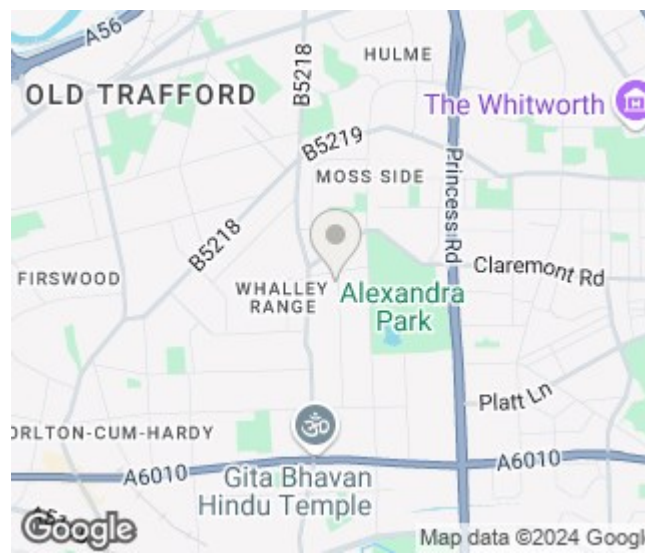
Guide Price £240,000



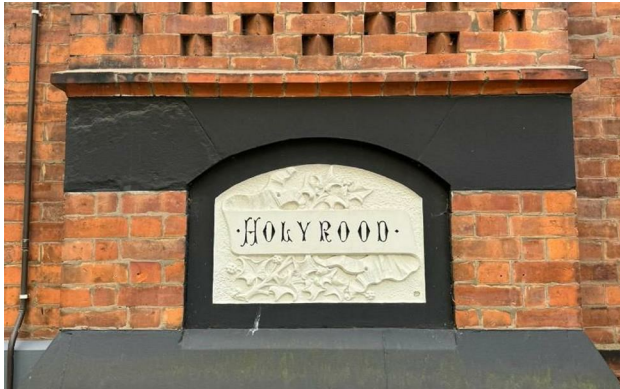
### The Property

**\*\*\*NO CHAIN\*\*\*** Located in the leafy South Manchester suburb of Whalley Range on well regarded TREE-LINED ROAD is this immaculate and recently refurbished TWO DOUBLE BEDROOM LOWER GROUND FLOOR APARTMENT benefitting from both a PRIVATE SOUTH FACING TERRACE as well as OFF ROAD PARKING. Positioned within a stunning period property converted by AWARD WINNING DEVELOPER Armistead Property Limited, this superb apartment boasts 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, 22FT 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.

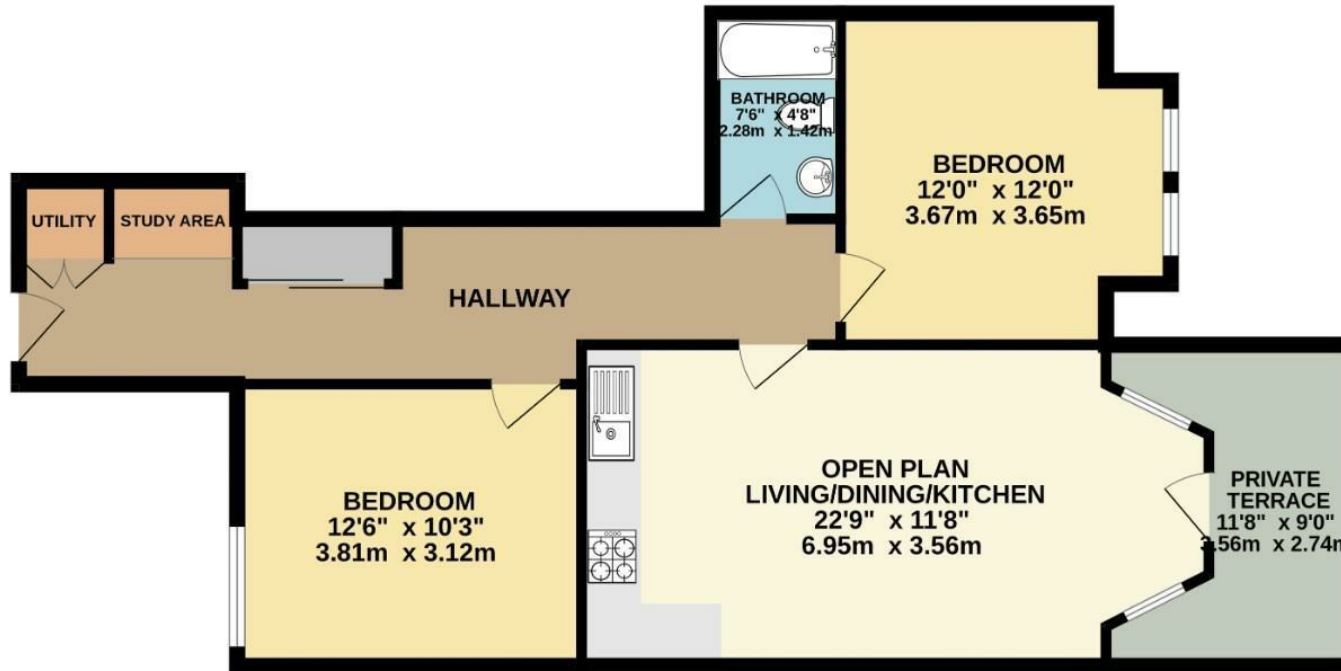
- NO CHAIN
- Superbly presented and newly refurbished lower ground floor apartment
- 22ft open plan living/dining/kitchen
- Private Southerly facing terrace
- Off road parking to the rear of the development
- Two well proportioned double bedrooms
- Move-in ready condition
- Converted by award winning developer, Armistead Property Limited
- Tree-lined road ideally placed for all local amenities, parks and walking distance to Chorlton Village
- Ideal for young couple or first time buyer



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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.  
Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington