

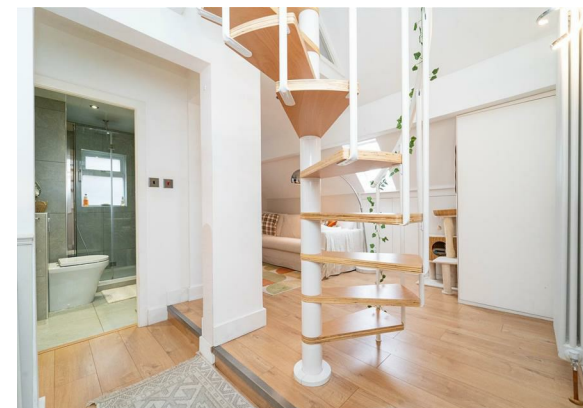
Flat 3 33 Albany Road, Chorlton, Manchester, M21 0BH



Offers In The Region Of £145,000

 1  1  1  c

VIDEO TOUR AVAILABLE A charming Top-floor converted studio apartment with a mezzanine level, accessed via a staircase. Situated within a period property on Albany Road in Chorlton, on a highly regarded residential road in a central Chorlton location. Within walking distance of the Metrolink station on Wilbraham Road, offering direct access to the city. Close to Wilbraham Road with its array of independent shops, cafes, and local amenities, as well as nearby Oswald Road primary school and the green spaces of Longford Park. Just a short stroll to Beech Road with its park, vibrant atmosphere and independent shops. This thoughtfully planned conversion consists of a studio living space, a modern three-piece shower room, a fully-fitted kitchen and spiral stairs lead to the loft. This studio apartment benefits from gas fired central heating, wooden flooring a shared storage room and both front and rear communal enclosed gardens. An early viewing is highly recommended to appreciate the accommodation on offer.





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	75
(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	

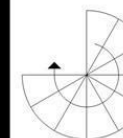


Tenure: **Leasehold** Council Tax Band: **A**

Top Floor



Top Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowstateagents

@jpandbrimelow