



jordan fishwick

16 Crystal House, Withington Road, M16 8BA
Offers Over £150,000



The Property

NO CHAIN Located within a well regarded GATED DEVELOPMENT in the leafy suburb of Whalley Range is this delightful, NEWLY RENOVATED ONE BEDROOM DUPLEX APARTMENT which offers spacious and light accommodation ideal for a young couple / first time buyer. This superb property benefits from ALLOCATED OFF ROAD PARKING and is ideally placed within only a short stroll from all local amenities, transport links and parks. Offered for sale in MOVE-IN READY condition having been recently refurbished throughout by the current owner, this wonderful apartment is not one to be missed. The accommodation briefly comprises: communal entrance hallway with secure bike storage and stairs to second floor landing, 18FT OPEN PLAN LIVING/DINING/KITCHEN, spiral staircase to the first floor which reveals one well proportioned double bedroom with WALK IN WARDROBE, shower room fitted with a modern three piece suite and large landing with space ideal for use as a home office/dressing area. Both double glazing and electric room heaters have been installed throughout. Externally there is a gated residents car park where this property benefits from one allocated parking space and to the rear there are well maintained communal gardens which have been mainly laid to lawn. An internal viewing is most highly recommended. Sold with no onward chain. Council Tax: A. EPC: D


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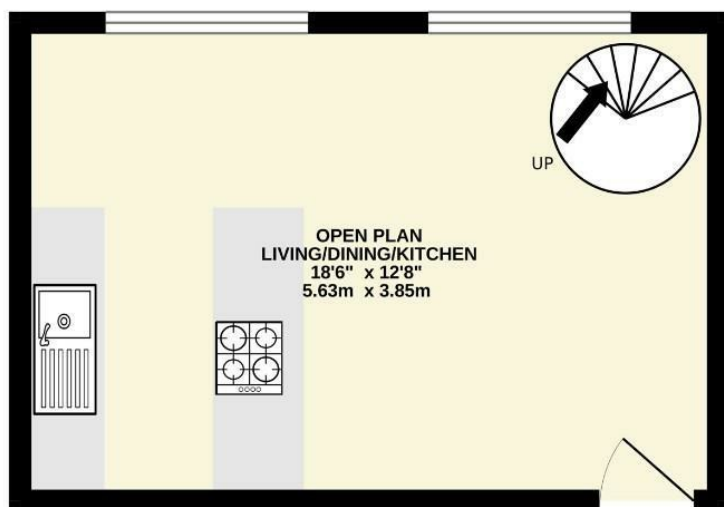
- NO CHAIN
- One double bedroom duplex apartment
- Move-in ready condition having been newly renovated
- 18ft open plan living/dining/kitchen
- Allocated off road parking and secure indoor bicycle parking
- Spacious bedroom and separate study/dressing area
- Walking distance to all local amenities, transport links and Alexandra Park
- Well regarded gated development
- Ideal for young couple / first time buyers
- Council Tax: A. EPC: D



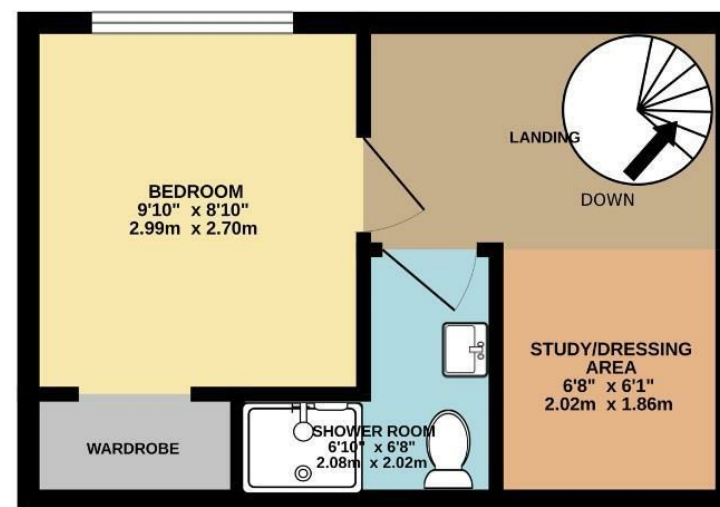
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
233 sq.ft. (21.6 sq.m.) approx.



1ST FLOOR
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 466 sq.ft. (43.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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