

The Walled Gardens, 17 Alness Road, Whalley Range

Asking Price: £420,000

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Offered to the market with no onward chain, this beautifully presented three-bedroom home provides stylish and versatile accommodation over three floors. Ideal for families, first time buyers or investors.

The ground floor is centred around a bright and spacious open-plan kitchen and lounge, creating the perfect environment for modern living and entertaining. Double patio doors lead through to the rear garden. The property benefits from three well-proportioned bedrooms, complemented by a contemporary family bathroom and separate lavatory, with two bedrooms to the first floor.

To the second floor is a fantastic loft room with its own en-suite shower room whereby this versatile space can be adapted to suit a variety of lifestyles.

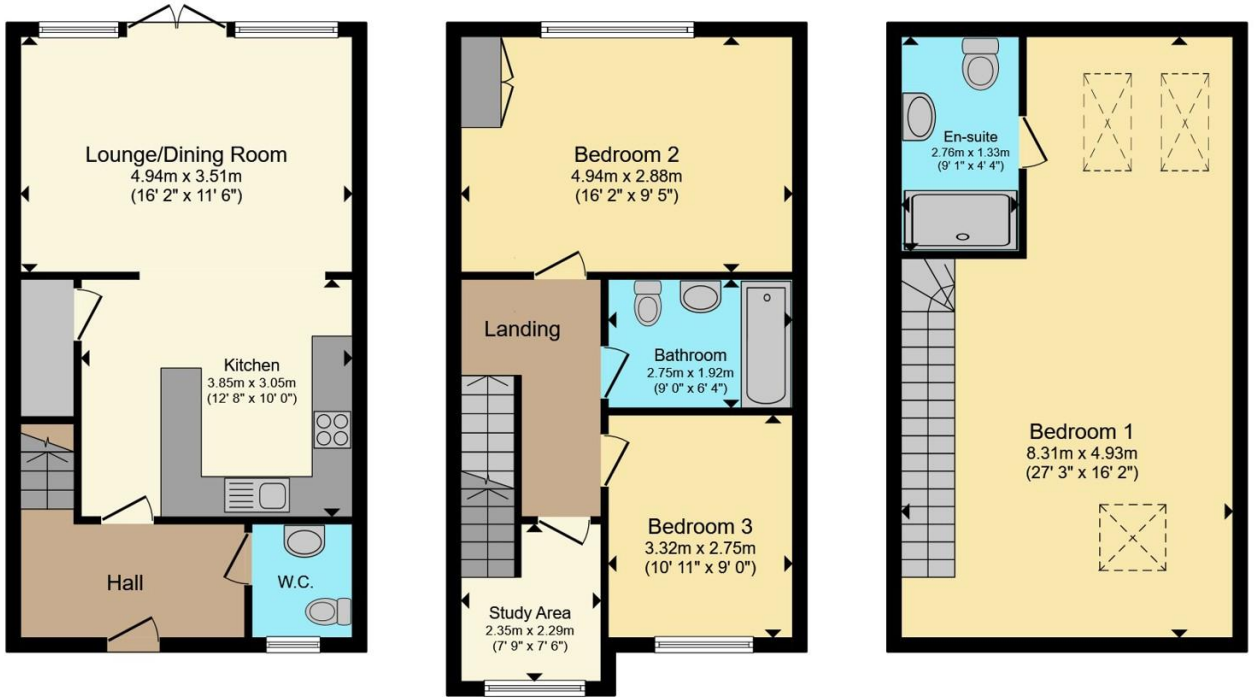
Externally, is an enclosed rear garden and to the front of the property are two allocated parking spaces, adding further convenience.

Ideally positioned for families and commuters, the property enjoys a highly convenient location within walking distance of local amenities, green spaces and transport links.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor **First Floor** **Second Floor**

Total floor area 134.0 m² (1,442 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **D**

Tenure: **Leasehold**

Service Charge: **£960**

Years Left on Lease: **973**

Ground Rent: **N/A**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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