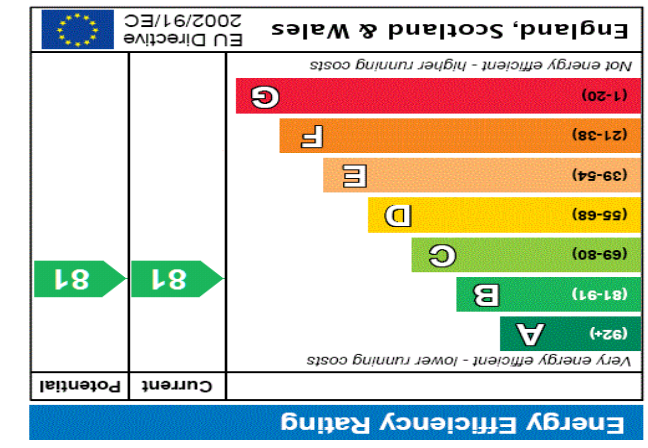

PJK

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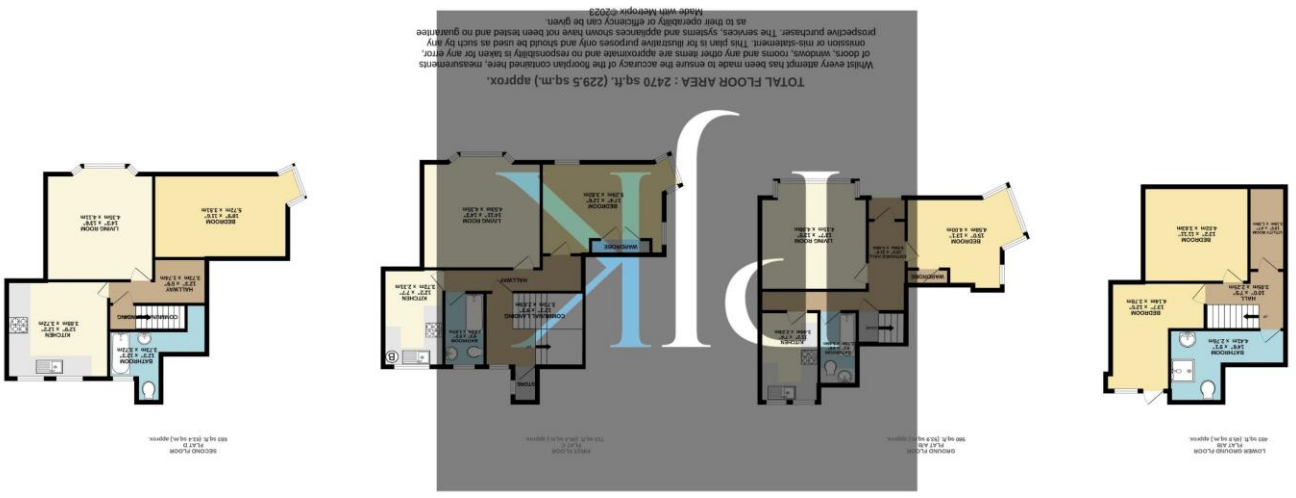

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

PHILIP JAMES
KENNEDY

LYNTON HOUSE, 32 LAPWING LANE

WEST DIDSBURY, MANCHESTER, M20 2NS

OFFERS IN THE REGION OF £750,000

A RARE and EXCITING opportunity has come to the market to acquire a BEAUTIFULLY presented VICTORIAN MANSION TERRACE PROPERTY, covering four floors and converted into three apartments, currently generating a combined yearly RENTAL INCOME OF £54,600 representing a YIELD OF 7.28%. All of the apartments are currently tenanted. Externally the property benefits from OFF ROAD PARKING and generous area of garden frontage. Approx 2,470 Sq Ft.

This stunning property is located within walking distance of FASHIONABLE WEST DIDSBURY VILLAGE with an array of shops, bars and restaurants a stones throw away.

Apartment A/B is located on the ground and lower ground floor and accessed via the main front private entrance. The lower ground floor boasts high ceilings, providing an abundance of space. Apartment A/B consists of; a spacious L shaped hallway, bay fronted living room, separate modern fitted kitchen, three piece bathroom suite and a double bedroom with bay fronted window and ideal fitted storage. Leading down into the lower floor reveals two further double bedrooms, the rear bedroom having access to the outside, a utility room, ideal use as a study and a further bathroom suite. It may be possible to split this apartment into two separate apartments, subject to planning permission.

Apartment C is located on the first floor and is accessed via the rear entrance. Apartment C consists of; a hallway, bay fronted living room, separate modern fitted kitchen, generous double bedroom with fitted wardrobe and three piece bathroom suite.

Apartment D is located on the top floor and is also accessed via the rear entrance. Apartment D is similar to Apartment C and consists of; a hallway, bay fronted living room, separate modern large fitted kitchen dining area, generous double bedroom and three piece bathroom suite with additional storage.

These apartments are beautifully presented and finished to a high standard, with the furniture to be included with all apartments.

Freehold
Council Tax Band: B
Approx. 2,470 Sq.Ft

"Rare Opportunity - Mansion Conversion offering 3 Apartments"