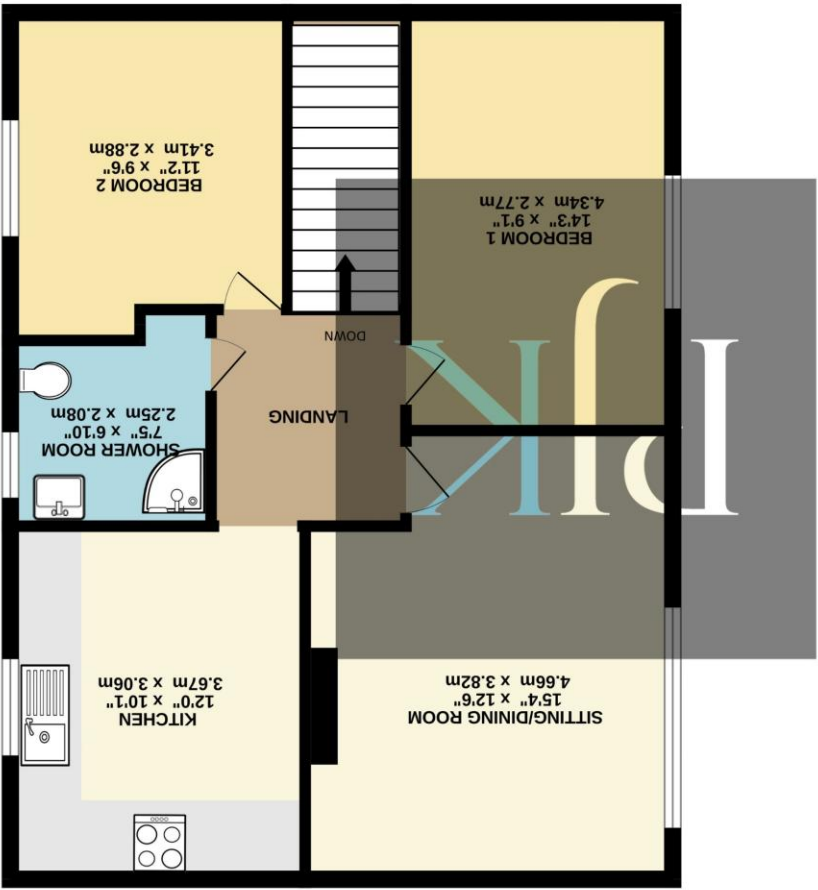


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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 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 Mapbox 5/2025

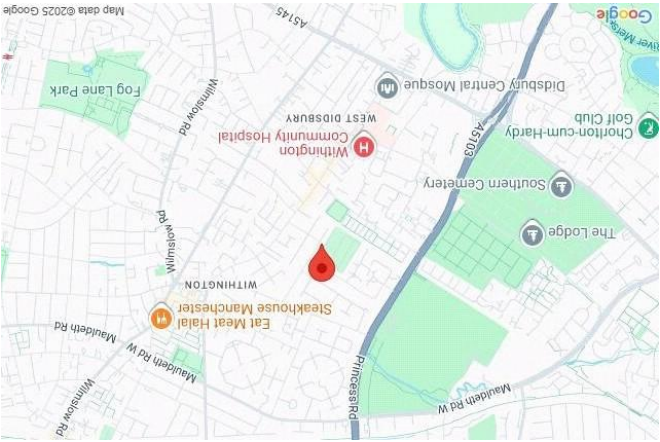
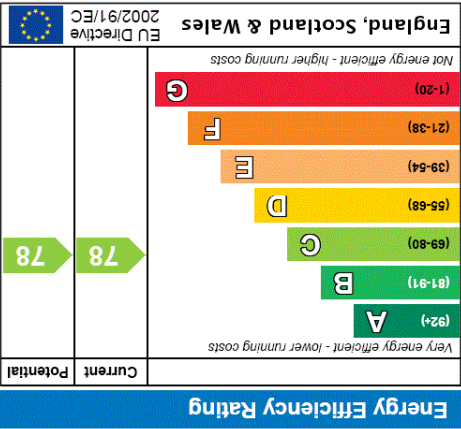
TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.



FIRST FLOOR  
664 sq. ft. (61.5 sq.m.) approx.



GROUND FLOOR  
41 sq. ft. (3.8 sq.m.) approx.



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PHILIP JAMES  
KENNEDY

96 MELTHAM AVENUE  
WITHINGTON, M20 1EE





# ASKING PRICE £210,000

A WELL-PROPORTIONED two bedroom MODERN APARTMENT, with PRIVATE ENTRANCE and its own GARDEN, located just a short stroll of the fashionable West Didsbury village with a range of shops, bars and restaurants, as well as the metro link station being within easy reach. Offered for sale with NO ONWARD CHAIN. 704 Sq Ft.

The property is accessed via its own private entrance with stairs rising to the first floor; revealing a welcoming landing.

There is bright and spacious living room, with feature fireplace and a large picture window bathing the room in natural light.

The separate kitchen is fitted with a selection of contemporary base and wall units complemented by wood effect tops and recesses for white goods.

There are two generous double bedrooms, both with ample space for freestanding or fitted furniture.

The property is served by the well-appointed modern shower room.

The property is approached by a private footpath leading to your private entrance and a west facing garden to enjoy peaceful outdoor retreat and soak in the afternoon sun.

Leasehold/ 125 Years From December 2004  
Service Charge/£48.90pcm  
Ground Rent/£10  
Approx. 704 Sq.Ft  
Council Tax Band: A

*"A Well-Proportioned Two  
Bedroom Modern  
Apartment"*

