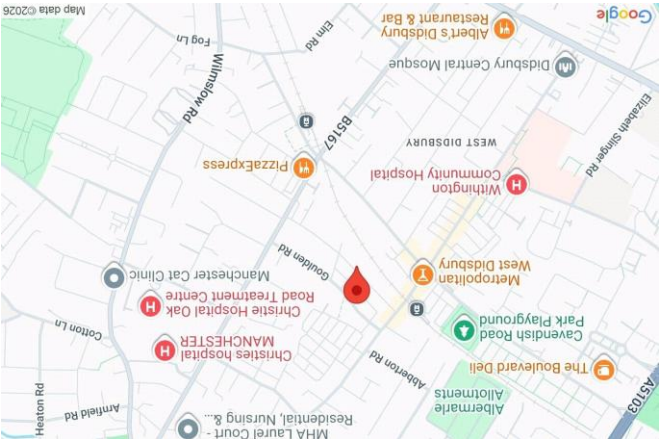
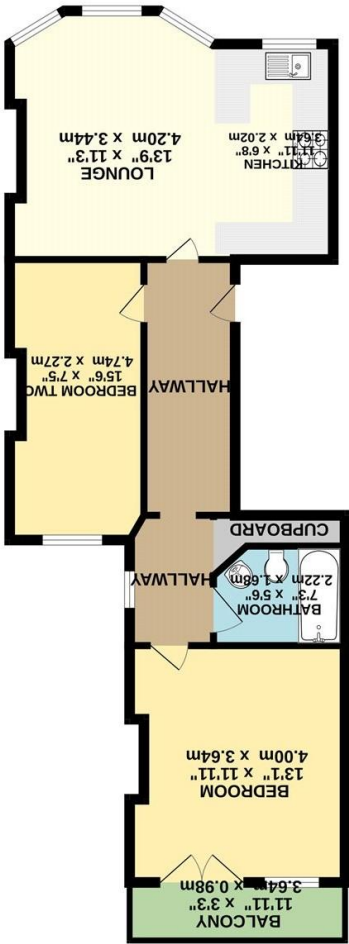


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 items are approximate and no responsibility is taken for any variation or mis-statement. This plan is for illustrative purposes only and should be used as such by way of guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.



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PHILIP JAMES
KENNEDY

46 CENTRAL ROAD
WEST DIDSBUY, GREATER MANCHESTER, M20 4ZD



ASKING PRICE £265,000

A WELL-PROPORTIONED TWO-BEDROOM apartment with PRIVATE BALCONY OVERLOOKING THE SOUTH FACING GARDEN, occupying the FIRST FLOOR within this ATTRACTIVE PERIOD CONVERSION, located CENTRALLY within FASHIONABLE WEST DIDSBURY village with a wide range of shops, bars and restaurants within easy reach, along with Burton Road Metrolink station. Offered for sale with NO ONWARD CHAIN. 648 Sq.Ft

The accommodation reveals a well-proportioned open plan contemporary living space, with a large bay window flooding the room with natural light, and ample space for both living and dining furniture. The incorporated kitchen is fitted with a selection of wall and base units, complemented by integrated appliances and breakfast bar.

The principal bedroom is generously proportioned with ample space for freestanding or fitted furniture, with access out to your own private balcony overlooking the enclosed south facing shared garden.

There is a further double bedroom, and both bedrooms are served by the three-piece contemporary bathroom.

Externally the development is approached via a paved pathway. To the rear of the property is an attractive shared garden, which is enclosed for privacy.

Leasehold/999 Years From January 2014
Service Charge/ £150.57 pcm
Ground Rent/ £100 pa
Approx. 648 Sq.Ft
Council Tax Band: B

*"A Well-Proportioned Two
Bedroom Floor Apartment
In Central West Didsbury"*

