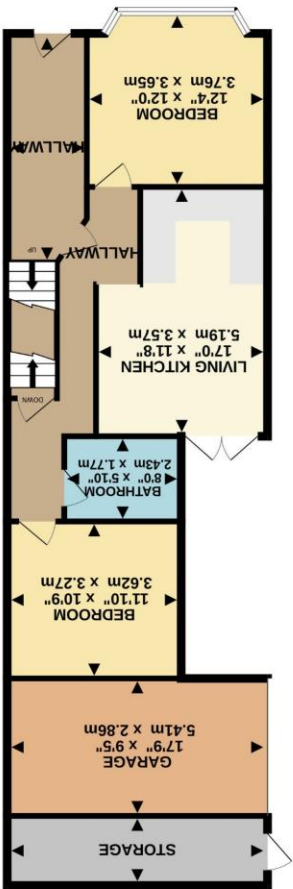
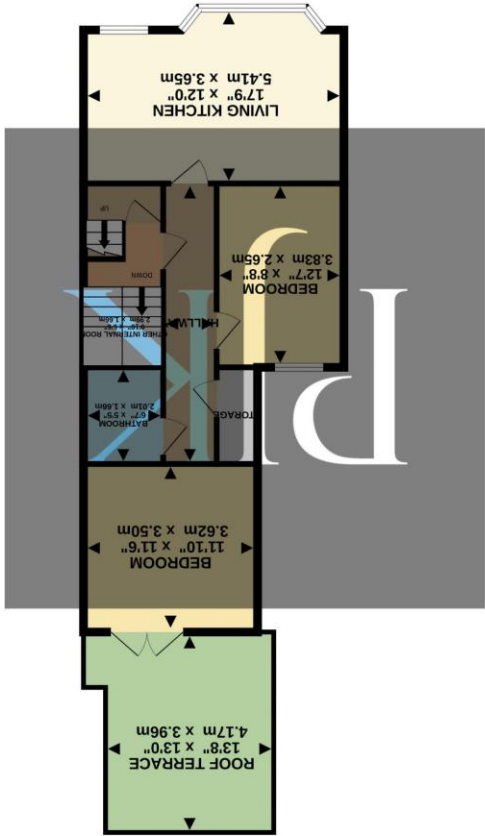


These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment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

TOTAL FLOOR AREA : 2014 sq.ft. (187.1 sq.m.) approx.
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 error or 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 Metropix 5/2024



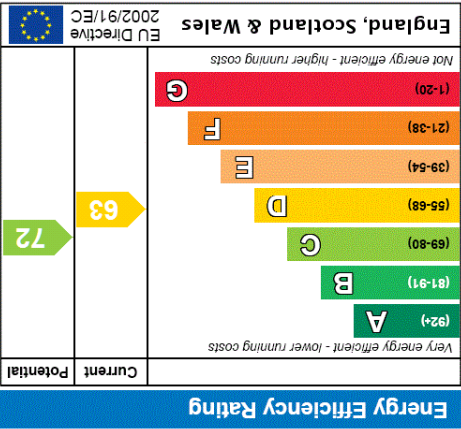
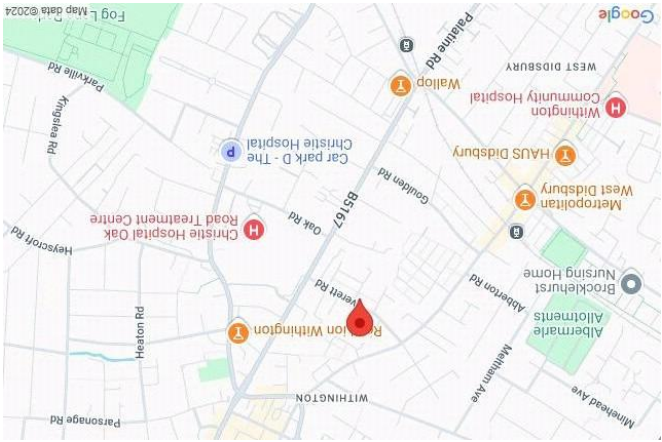
GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



2ND FLOOR
429 sq.ft. (39.8 sq.m.) approx.

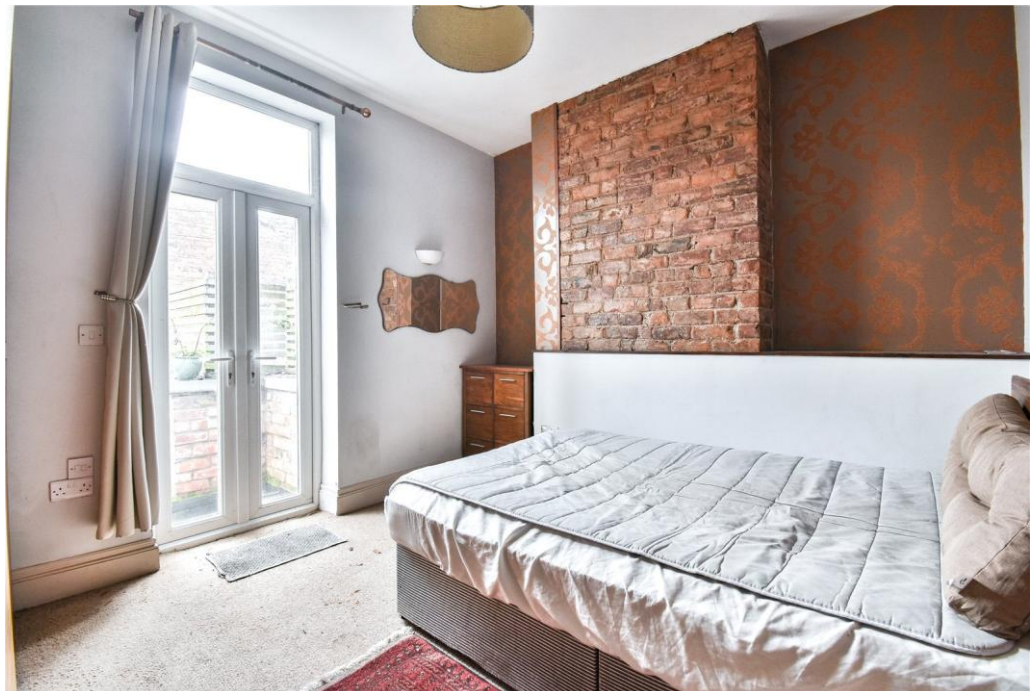


PHILIP JAMES KENNEDY

679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA
0161 448 1234 | didsbury@philipjames.co.uk
www.philipjames.co.uk

PHILIP JAMES
KENNEDY

27 EVERETT ROAD
WEST DIDSBURY, M20 3EA



ASKING PRICE £575,000

A FANTASTIC INVESTMENT OPPORTUNITY to acquire this SUBSTANTIAL VICTORIAN End Terrace which has been split into TWO, TWO BEDROOM APARTMENTS AND A ONE BEDROOM APARTMENT, set over three floors, with the ground floor and second floor apartments benefitting from PRIVATE OUTDOOR TERRACES. There are also ADDITIONAL CELLARS AND A GARAGE, offering a total POTENTIAL RENTAL INCOME of £43,200 per annum resulting in a PROJECTED GROSS YIELD of 7.5%. The property is located within striking distance of both West Didsbury and Withington Villages with their array of shops, café bars and restaurants as well as being close to the Metrolink. Offered for sale to cash buyers and experienced investors only. 2014 Sq Ft

An internal inspection will reveal two, two bedroom and one, one bedroom apartments all with entrance hall, bedroom/s, bathroom and living room with incorporated kitchen, with the ground floor and first floor each having private terraces. Additionally, stairs from the ground floor apartment lead down to the cellar

The property is approached via a paved pathway leading to the front door with an area of hard landscaped garden running alongside. There is a garage accessed to the side of the property.

Freehold
Council Tax Band
Apartment 1 - A
Apartment 2- B
Apartment 3 - A
Approx. 2041 Sq Ft

"A Unique Investment Opportunity"

