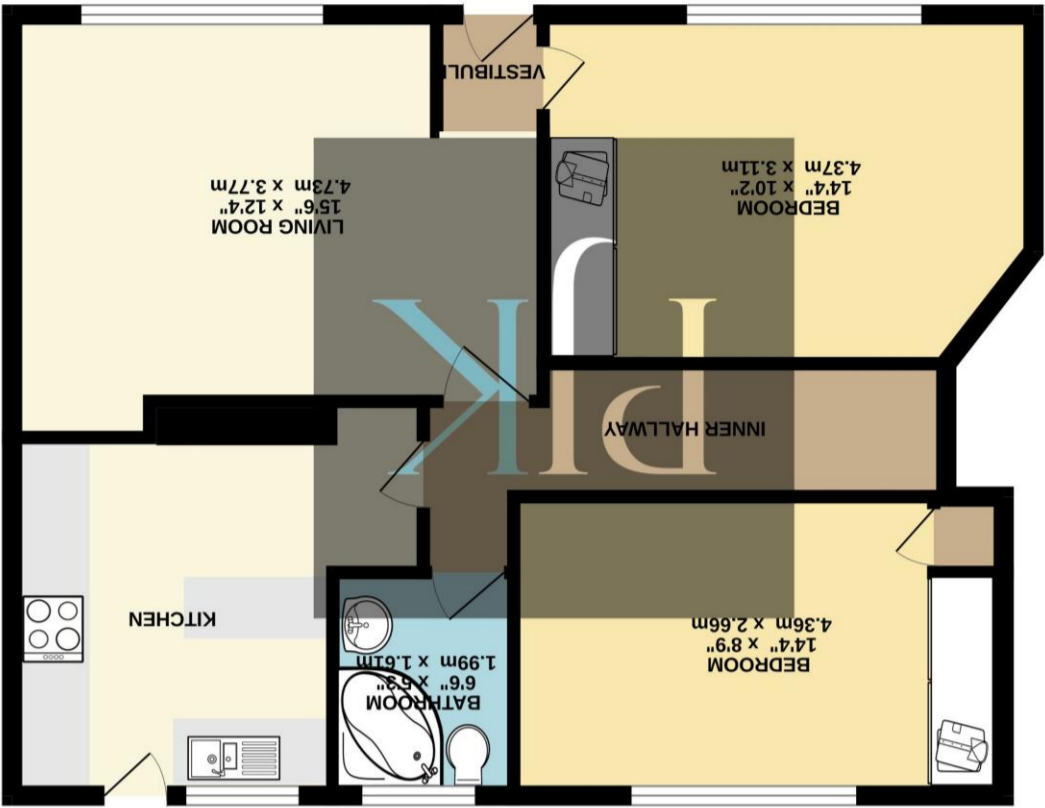
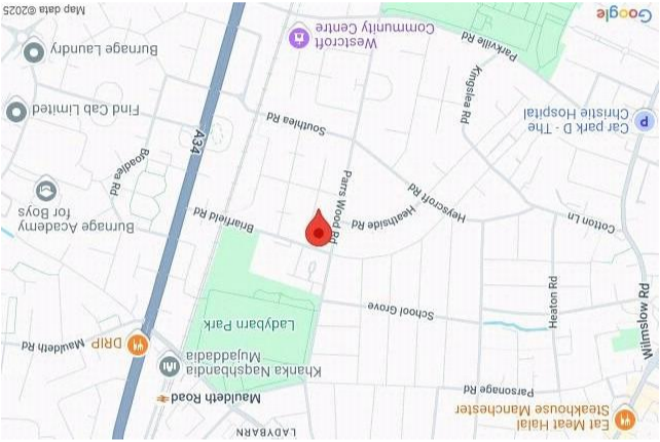
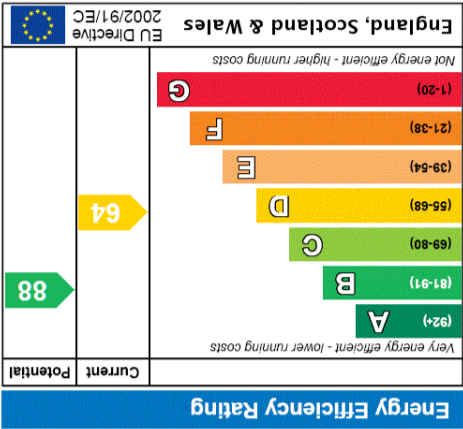


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.
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GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



PHILIP JAMES
KENNEDY

THE GARDEN APARTMENT, 3 WINFIELD AVENUE

WITHINGTON, M20 4SZ



ASKING PRICE £200,000

A WELL-PRESENTED GARDEN APARTMENT with PRIVATE ENTRANCE and ENCLOSED GARDEN, positioned on a QUIET CUL-DE-SAC in striking distance of Didsbury and Withington villages, as well as being just a stone's throw of Fog Lane Park. Offered for sale with NO ONWARD CHAIN. 732 Sq Ft.

The property is accessed via its own private entrance and reveals an entrance vestibule, opening into the bright and spacious living room with a large picture window which enjoys views over the garden frontage and bathes the room in natural light.

The separate kitchen is newly fitted with sleek modern units with spaces for appliances, all complimented by marble effect tops. A stable door opens out to the garden.

There are two well-proportioned double bedrooms, both benefitting from fitted wardrobes.

The property is served by a contemporary bathroom.

The property is approached by via a driveway with an area of garden frontage. A gate to the side of the property opens into the private enclosed gardens, which is mainly laid to lawn with a patio area ideal for outdoor entertaining.

Leasehold/ 125 Years From December 2005
Ground Rent/ £10 PA
Service Charge/ £33.55 pcm
Council Tax Band/ A
Approx. 732 Sq.Ft

*"A Well-Presented
Garden Apartment"*

