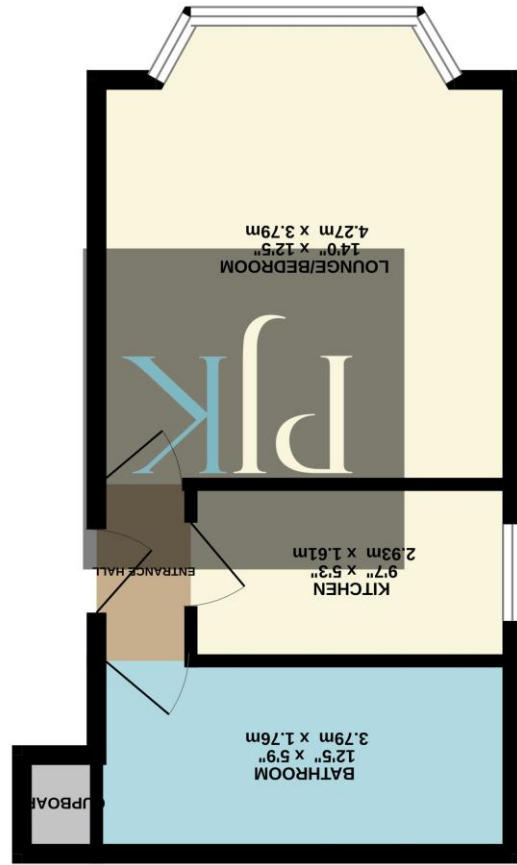
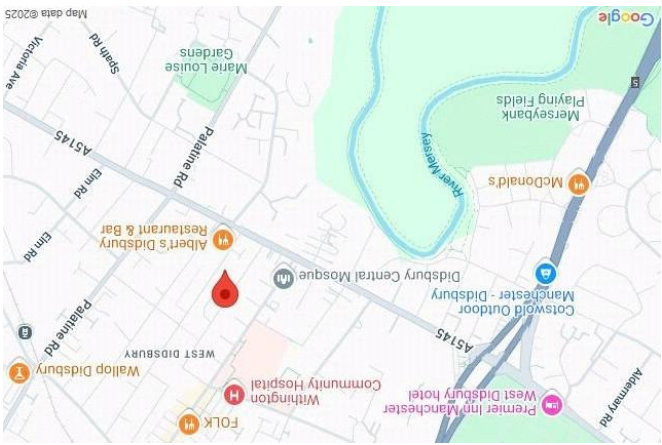


Whist every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective 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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Energy Efficiency Rating	
Current	<p>Very energy efficient - lower running costs</p> <p>(72+) <b>A</b></p> <p>(61-91) <b>B</b></p> <p>(55-60) <b>C</b></p> <p>(45-54) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>
Potential	<p>43</p> <p>77</p>
<p>EU Directive 2002/91/EC</p> <p>England, Scotland &amp; Wales</p>	



GROUND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



PHILIP JAMES  
KENNEDY

# FLAT 2, 102 CLYDE ROAD





## ASKING PRICE £130,000

A BRIGHT AND SPACIOUS BAY FRONTED STUDIO APARTMENT, positioned on the GROUND FLOOR of this ATTRACTIVE PERIOD CONVERSION 'The Woodlands'. The property is conveniently LOCATED CENTRALLY WITHIN FASHIONABLE WEST DIDSBURY, just a short stroll from trendy burton road and the Metrolink. Offered for sale with NO ONWARD CHAIN. 269 Sq.Ft

The property reveals an entrance hallway with storage area. There is a well-proportioned living room/bedroom with ample space for bedroom and living furniture.

There is a seperate modern fitted kitchen with space for appliances.

The property is served by a contemporary three piece bathroom.

Externally the property benefits from off-road resident's parking.

*"A Bright & Spacious Bay Fronted Studio Apartment"*



Leasehold/ 125 Years From April 1990  
Service Charge/ £125pcm  
Council Tax Band: A  
Approx. 269 Sq.Ft