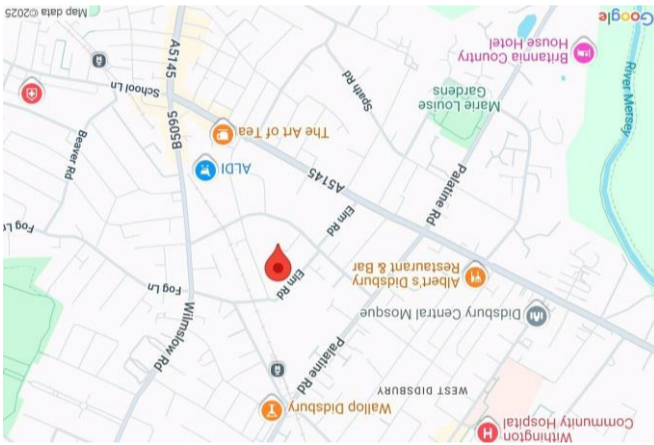


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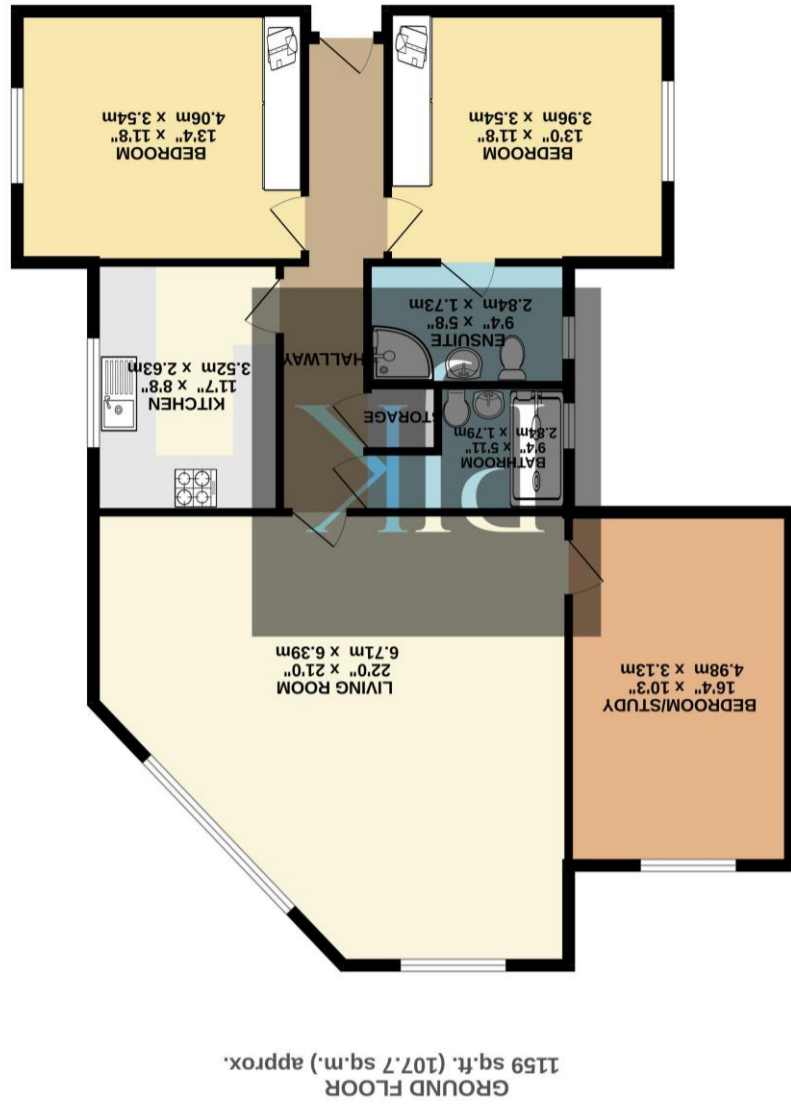


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 rooms, windows, doors and any other items are approximate and no responsibility is taken for any error 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 Magicplan 5.2025





## ASKING PRICE £385,000

An EXCEPTIONALLY SPACIOUS three-bedroom apartment with GARAGE, situated on the GROUND FLOOR of this HIGHLY DESIRABLE development within the Blackburn Park Conservation Area. Ideally positioned just a short distance from both West Didsbury and Didsbury Village, offering a vibrant selection of shops, café bars, and convenient access to the Metrolink. Offered for sale with NO ONWARD CHAIN. Approx. 1,159 sq ft.

The accommodation comprises a welcoming entrance hallway with useful cloaks storage.

A spacious open plan living and dining room filled with natural light from two large picture windows with views over the beautifully landscaped shared gardens.

The separate kitchen is well-appointed with an extensive range of wall and base units, complemented by wooden tops.

There are two generously proportioned double bedrooms, both featuring bespoke fitted wardrobes, with the principal bedroom also benefitting from an en-suite shower room. There is a third double bedroom, accessed via the living room, with a large window overlooking the gardens.

The property is further served by the contemporary shower room.

The apartment is set within immaculately maintained shared gardens. Residents parking can be found to the rear of the property, alongside a private garage.

Leasehold/ 999 Years From March 1978  
Service Charge/£217.88pcm  
Ground Rent/£264pa  
Approx. 1159 sq.ft  
Council Tax Band: D

## *"Spacious Ground Floor Apartment In Prime Didsbury Village Location"*

