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What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or mis-statement. The plan is 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 quality or efficiency can be given.  
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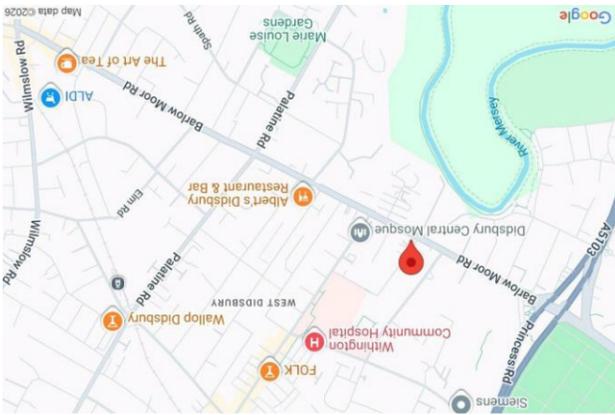


GROUND FLOOR  
 473 sq.ft. (43.9 sq.m.) approx.



LOWER GROUND FLOOR  
 366 sq.ft. (34.0 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		61 D	77 C




  
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## ASKING PRICE

£335,000

AN EXCEPTIONAL TWO BEDROOM DUPLEX APARTMENT WITH GENEROUSLY PROPORTIONED ACCOMMODATION AND BEAUTIFUL PRESENTATION THROUGHOUT. Occupying the ground and lower ground floors of this MAGNIFICENT CONVERTED VICTORIAN VILLA - 'WESTSIDE', the property is located in the fashionable West Didsbury just strolling distance to the trendy Burton Road and walks along the River Mersey.

Entered through the 7ft period style door with stained glass panels, the accommodation reveals a magnificent open plan living room/dining room with ceilings measuring a height of 9ft and a large bay window, flooding the room in natural light. There is a feature inglenook area with fireplace. The separate kitchen/breakfast room is fitted with a range of stylish bespoke wall and base level units with breakfast bar, all complimented by wood tops and integrated appliances.

A staircase in the living room leads down to the lower ground floor occupied by two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes. The apartment is served by the well-appointed modern bathroom.

Approached from Moorfield Road, Westfield is accessed via remote operated gates leading into the car park with the apartment having one allocated space. In addition there are shared gardens.

Leasehold/999 Years From January 2002  
Ground Rent/£50  
Service Charge/ £231.96 pcm  
Council Tax Band: D  
Approx. 839 Sq.Ft

*"A Wonderful Duplex Apartment With Exceptional Presentation"*

