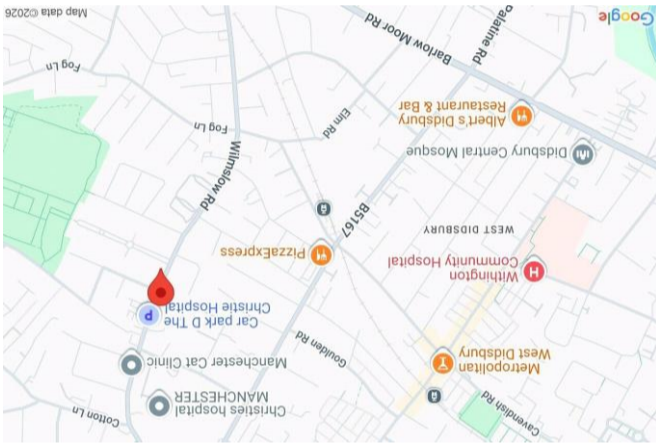


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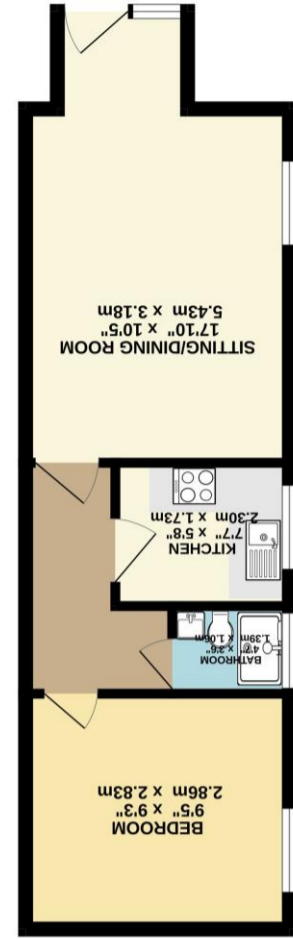


Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	74 C	78 C
81-91	B		
92+	A		



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 therein, measurements of doors, windows, rooms and any other areas are approximate and should be used as a guide only. The floorplan is for illustrative purposes only and should not be used as a contract. Measurements are to the outside of the property unless otherwise stated. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Metorex ©2025



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



PHILIP JAMES  
KENNEDY

FLAT 6, 1 OLD BROADWAY  
DIDSBURY, M20 3DH



## ASKING PRICE £170,000

A WELL-PRESENTED one bedroom LOWER GROUND FLOOR apartment with PRIVATE ACCESS and OFF-ROAD PARKING. Positioned on a WIDE PRIVATE TREE-LINED ROAD within the OLD BROADWAY CONSERVATION AREA, the property is located within STROLLING DISTANCE of BOTH DIDSBURY AND WEST DIDSBURY VILLAGES, with a range of shops, bars and restaurants within easy reach, as well as the Metrolink stations and Fog Lane Park. 366 Sq.Ft

Entered via its own private entrance, the accommodation reveals a well-proportioned living room with space for both living and dining furniture. The separate kitchen is fitted with a selection of contemporary units fitted with oven and hob, with space for appliances.

The bedroom is generously proportioned with ample space for freestanding or fitted furniture.

The property is served by the stylish modern bathroom.

Leasehold/ 250 Years From January 2014  
Service Charge/£177.44 PCM  
Ground Rent / £150pa  
Approx. 366 Sq.Ft  
Council Tax Band: A

*"A Well-Presented One  
Bedroom Apartment With  
Off-Road Parking"*

