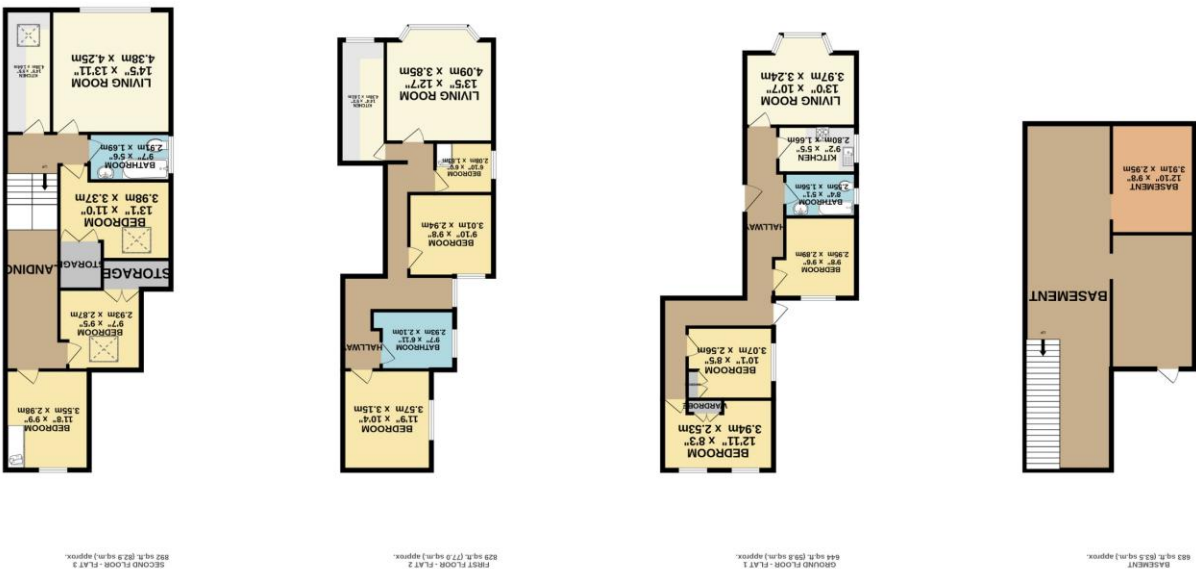
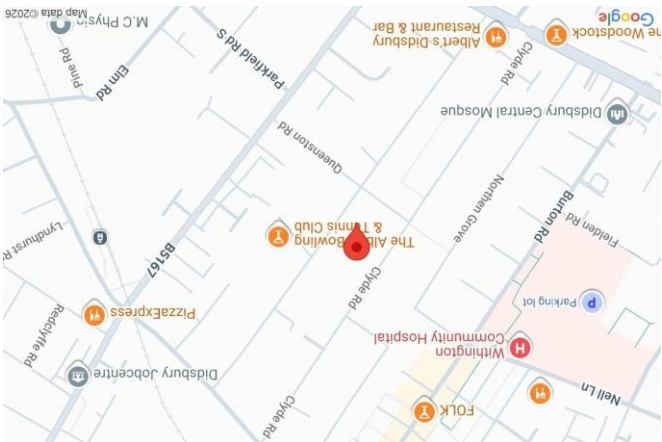


These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

TOTAL FLOOR AREA : 3049 sq.ft. (283.2 sq.m.) approx.
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 error, 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.
Made with Metropix 5/2025



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		
		74 C	82 B



PHILIP JAMES
KENNEDY

58 OLD LANSDOWNE ROAD
WEST DIDSBURY, M20 2WU



ASKING PRICE £800,000

A FANTASTIC OPPORTUNITY to acquire this SUBSTANTIAL Period Semi-Detached which has been split into THREE SELF-CONTAINED APARTMENTS with ADDITIONAL UNCONVERTED CELLARS and OPPORTUNITY for FURTHER DEVELOPMENT and SCOPE to MAXIMISE your RETURN in a PRIME WEST DIDSBURY LOCATION. Approx 3,049 Sq.Ft

The property is currently fully let generating a combined yearly income of £36,600 which could be potentially increased if upgrades and improvements are made.

The development is split into three flats, comprising of;

Ground Floor
Flat 1 – Three bedrooms, bathroom, living room and separate kitchen

First Floor
Flat 2 – Three bedrooms, bathroom, living room and separate kitchen

Second Floor
Flat 3 – Three Bedrooms, bathroom, living room and separate kitchen

The property is approached via an area of garden frontage with a path leading to the front entrance. To the rear is a shared garden for residents to enjoy. Steps from the garden provide external access down to the unconverted cellars spanning the footprint of the building, offering the opportunity for further development (subject to planning).

Freehold
Council Tax Band: B
Approx. 3,049 Sq.Ft

*"Prime Residential
Investment Opportunity In
West Didsbury"*

