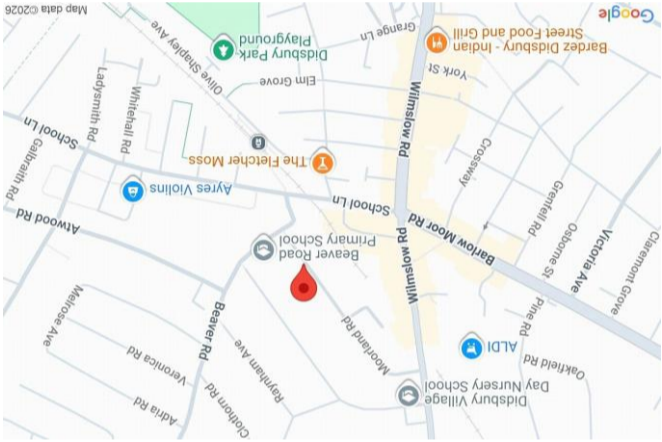


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PHILIP JAMES
 KENNEDY

41-43 MOORLAND ROAD
 DIDSBURY, M20 6BB



ASKING PRICE £1,600,000

A FANTASTIC OPPORTUNITY to acquire a PRIME DEVELOPMENT consisting of TWO CHESHIRE INTERLOCKING SEMI-DETACHED HOUSES, that have been CONVERTED TO PROVIDE FIVE CONTEMPORARY APARTMENTS, with additional UNCONVERTED CELLARS, currently achieving a yearly rental income of £69,120 with OPPORTUNITY FOR FURTHER DEVELOPMENT and SCOPE TO MAXIMISE YOUR RETURN. The property is ideally located in the heart of Didsbury Village, offering an abundance of independent café bars, restaurants and boutiques, as well as being within walking distance to Didsbury Park and the Metrolink. Offered for sale with NO ONWARD CHAIN.

The development is split into five flats, comprising of;

Ground Floor

Flat 1, 41 - Double fronted mansion apartment - square bay fronted living room, two large double bedrooms, modern kitchen and bathroom. 883 Sq.Ft

First/Second Floor

Flat 2, 41 - Duplex apartment - bay fronted living room, modern kitchen/diner, two large double bedrooms, contemporary bathroom and store/study room. 1,109 Sq.Ft

Ground Floor

Flat 1, 43 - Bay fronted living room, kitchen, bathroom and large double bedroom. 495 Sq.Ft

First Floor

Flat 2, 43 - Bay fronted living room, large kitchen/diner, two double bedrooms, modern bathroom. 797 Sq.Ft

First/Second Floor

Flat 3, 43 - Duplex apartment - Open plan bay fronted contemporary living space, two large double bedrooms, contemporary bathroom and store room. 829 Sq.Ft

Each of the flats are currently let out, achieving a rental income of £5760 pcm.

The property is approached via an area of hard landscaped garden frontage, leading to the front doors, opening into the communal entrance halls. To the rear are lawned shared gardens, with steps down to the unconverted cellars, offering the opportunity for further development. (subject to planning).

Freehold
Council Tax Band: A
Approx. 5,415 Sq.Ft

"An Ideal Investment Opportunity In Prime Didsbury Village Location"

