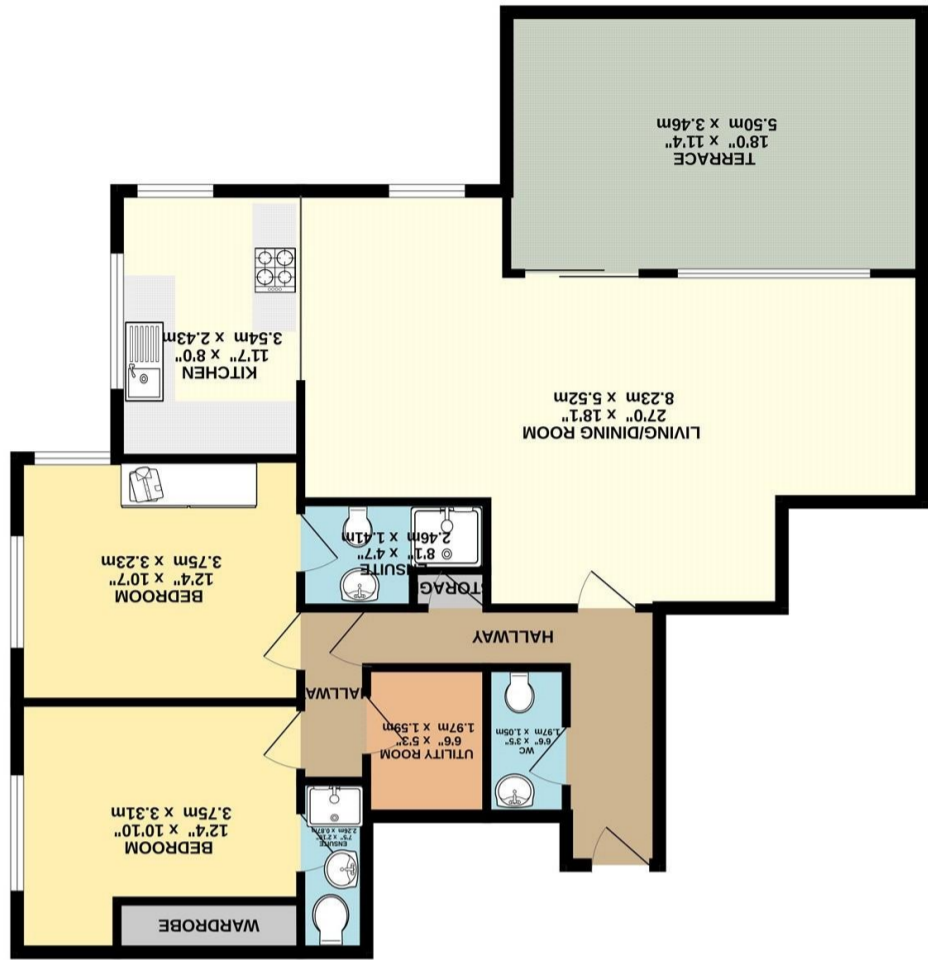


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 is given as to their operability or efficiency (see the green).



GROUND FLOOR (104.4 sq.m.) approx.
1124 sq.ft. (104.4 sq.m.) approx.

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

679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA
 0161 448 1234 | didsbury@philipjames.co.uk
 www.philipjames.co.uk



PHILIP JAMES
KENNEDY

135A BARLOW MOOR ROAD
DIDSBURY, M20 2PW



ASKING PRICE £550,000

A MAGNIFICENT, HIGH SPECIFICATION GARDEN APARTMENT located within the HIGHLY SOUGHT AFTER 'WOODS END' DEVELOPMENT, with EXTENSIVE GARDENS and UNDERGROUND SECURE PARKING.

The exceptional apartment boasts a stunning contemporary living/dining area with full height picture windows opening to the garden, incorporated is the stylish kitchen with granite worktops and integrated appliances. Located within easy reach of both Didsbury and fashionable West Didsbury villages, with the Metrolink stations being within walking distance. Offered for sale with no onward chain. Approx 1124 Sq Ft.

The beautifully styled accommodation opens up into the hallway, leading you through to the spectacular open plan living and dining area with underfloor heating, full height picture windows and patio doors, bathing the room with natural light.

Incorporated is the designer 'Siematic' kitchen with solid granite worktops and integrated appliances. There is ample space for dining furniture – perfect for day to day living.

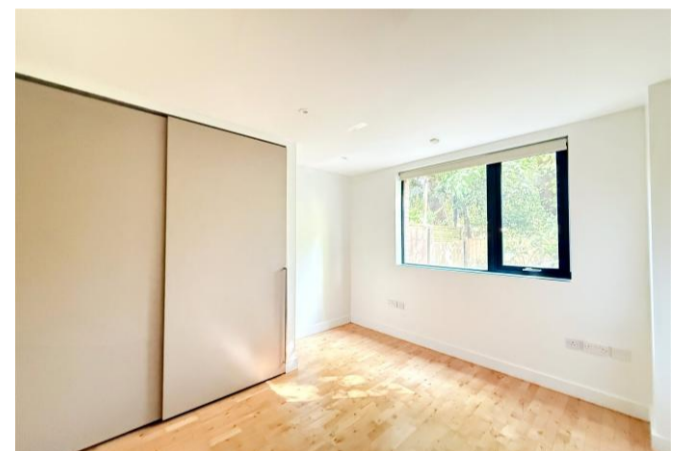
There are two double bedrooms, both fitted with stylish wardrobes and served by modern en-suite shower rooms.

Further down the hallway; is a WC and utility room with space for storage.

Accessed from the living area is the Westerly facing private garden, with a large hardwood decked patio - the perfect space for outdoor dining and entertaining.

The 'Woods End' development is entered via an electric secure gate to a visitor parking area, then leading to the well maintained landscaped communal lawn gardens. This apartment benefits from one secure allocated underground parking space, along with a storage cupboard adjacent to car space.

"A Magnificent, High Specification Garden Apartment Located Within The Highly Sought After 'Woods End' Development"



1124 Approx. Sq Ft
Tax Band: F
Leasehold
Leasehold / 999 Years from Sept 2005
Service Charge: £3,300 per annum
Ground Rent: £150 per annum