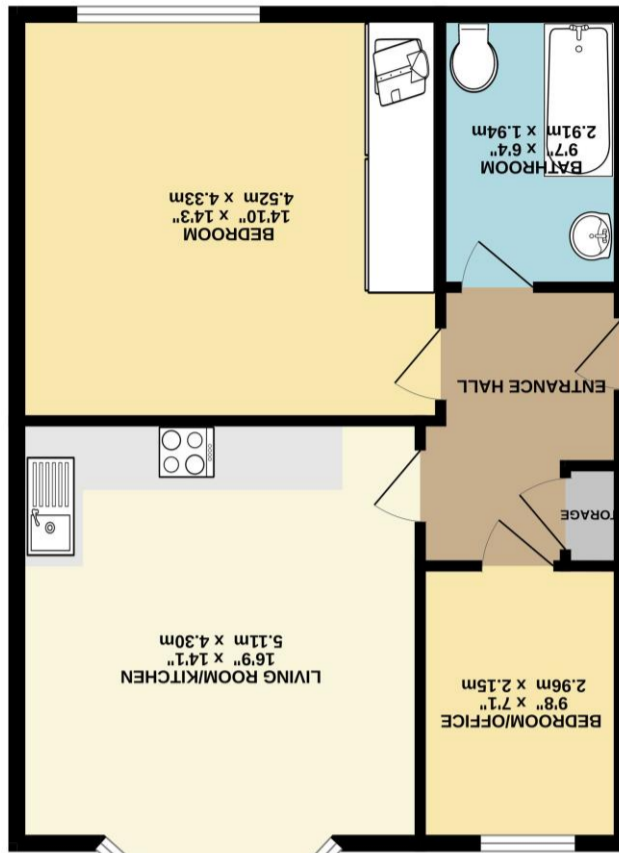


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained therein, measurements of doors, windows, rooms and any items are approximate and no responsibility is taken for any error of omission or mis-statement. The plan is 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.
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FIRST FLOOR
 626 sq. ft. (58.2 sq.m.) approx.

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

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

Current: 74C
 Potential: 75C



PHILIP JAMES
 KENNEDY

15 QUEENSTON ROAD
 WEST DIDSBURY, M20 2WZ



ASKING PRICE £250,000

A SUPERB TWO BEDROOM APARTMENT offering WELL PRESENTED ACCOMMODATION throughout, occupying a FIRST FLOOR POSITION within this ATTRACTIVE PERIOD CONVERSION,.

Located within striking distance of both DIDSBURY AND WEST DIDSBURY VILLAGES. Just a short stroll from an array of independent shops, bars and restaurants, as well as the Metrolink just a moment away. Approx. 626 Sq.Ft

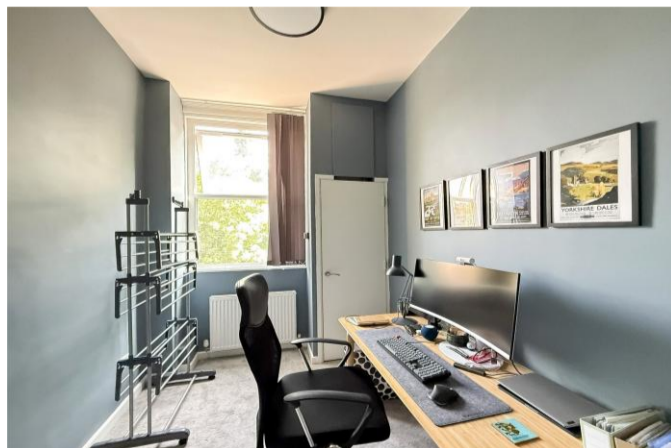
The accommodation reveals an entrance hallway with useful storage cupboard, providing access to all principal rooms. There is a bright and spacious contemporary open plan living area with a sash bay window. Incorporated is a stylish kitchen, which is complemented by integrated appliances and ample base/wall units

There is a well-proportioned double bedroom which benefits from a spacious fitted wardrobe. There is a further single bedroom, which could be used as a study.

The property is served by a three-piece modern bathroom.

Externally the property is approached via a paved driveway, providing access to the parking at the rear.

“A Well-Proportioned Two Bedroom First Floor Apartment“



Approx. 626 Sq Ft
Council Tax Band: B
Leasehold
Service Charge: £125 pcm
Ground Rent: £250 per annum
Years Remaining: 115 years and 6 months