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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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.

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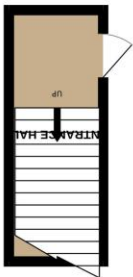
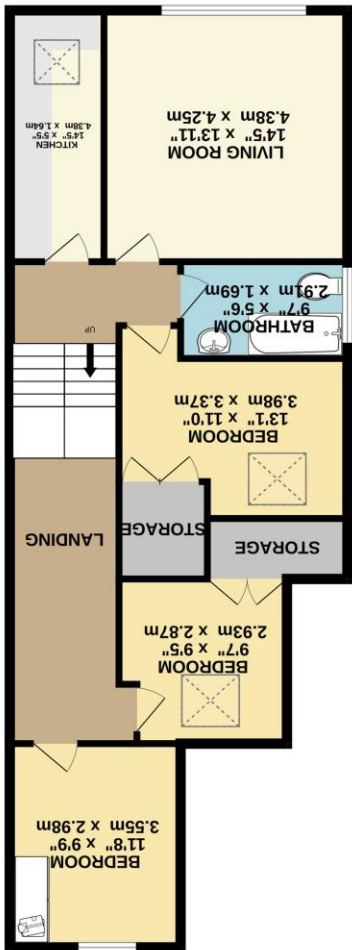
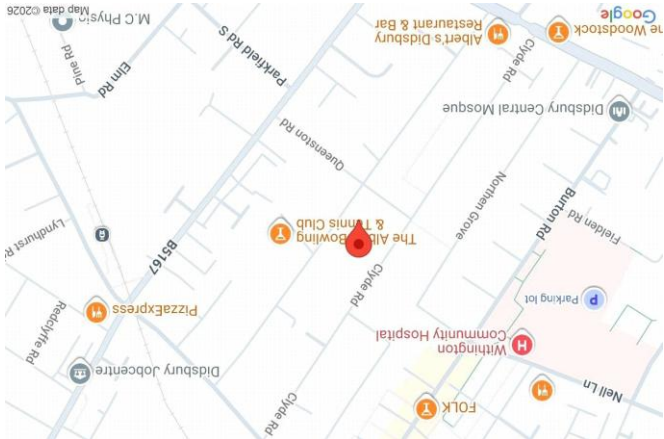
TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.

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| 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             |         |           |
|       |               | 66 D    | 64 D      |



PHILIP JAMES  
KENNEDY

FLAT 3, 58 OLD LANSDOWNE ROAD

WEST DIDSBURY, M20 2WU





# ASKING PRICE £275,000

A BRIGHT AND SPACIOUS THREE BEDROOM APARTMENT, with WELL-PRESENTED ACCOMMODATION throughout, positioned on the TOP FLOOR of this attractive Victorian conversion, located in the trendy west didsbury, just striking distance of fashionable Burton road with its array of shops, bars and restaurants, as well as being within a stone's throw of the Metrolink station. Offered for sale with NO ONWARD CHAIN. 970 Sq.Ft.

The accommodation is accessed from the first floor of the building with internal stairs rising to the second floor; revealing a bright and spacious living room bathed in natural light from the TALL SASH WINDOW. The separate kitchen is fitted with an ample selection of contemporary units with integrated oven and hob, and spaces for further appliances.

There are three well-proportioned double bedrooms, with one having access through to a walk-in wardrobe. The property is served by the modern bathroom.

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.

## "A BRIGHT AND SPACIOUS THREE BEDROOM APARTMENT"



970 gross sq ft  
Tax Band: B  
Freehold