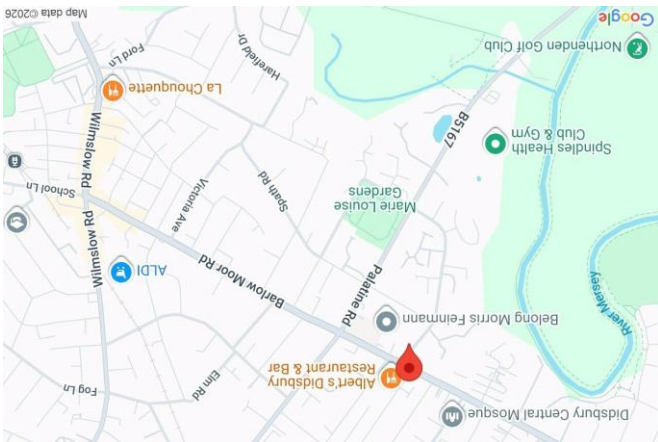


TOTAL FLOOR AREA : 1694 sq.ft. (157.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



PHILIP JAMES
KENNEDY

135A BARLOW MOOR ROAD
DIDSBURY, M20 2PW



ASKING PRICE £800,000

The exceptional apartment boasts a stunning contemporary living/dining area with a westerly facing balcony, three double bedrooms, with the principal bedroom boasting an en-suite bathroom, walk in wardrobe and private balcony. 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 1694 Sq Ft.

The beautifully styled accommodation opens up into the hallway, leading you through to the spectacular open plan living and dining area with full height picture windows and access to the westerly facing balcony. The open plan living area provides an abundance of space for both living and dining furniture – perfect for day to day living.

Incorporated is the sleek designer 'Siematic' kitchen with solid granite worktops and complimented with integrated appliances.

Also accessed from the hallway; is a WC and utility room with space for storage.

There are two double bedrooms, one of which is served by a modern en-suite shower room.

To the rear of the property is the spectacular principal bedroom, with a generously sized walk-in wardrobe and stylish four piece en-suite bath room. The principal also features a private balcony, overlooking attractive gardens.

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.

Council Tax Band: F
Leasehold / 999 Years from Sept 2005
Service Charge: £3,300 per annum
Ground Rent: £150 per annum

"A Stunning, High Specification Three Bedroom Apartment Located Within The Highly Sought After 'Woods End' Development"

