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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 items are approximate and no responsibility is taken for any error or 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.

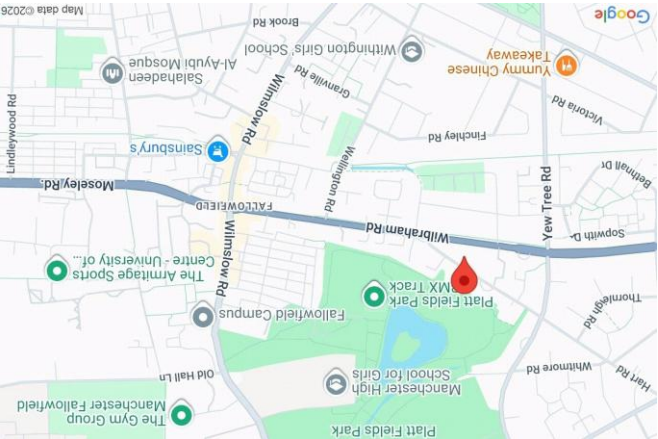
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GROUND FLOOR APARTMENT D
888 sq.ft (81.8 sq.m.) approx.

GROUND FLOOR APARTMENT C
888 sq.ft (81.8 sq.m.) approx.

GROUND FLOOR APARTMENT B
786 sq.ft (72.8 sq.m.) approx.

GROUND FLOOR APARTMENT A
786 sq.ft (72.8 sq.m.) approx.



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	76 C	77 C
81-91	B		
92+	A		

679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

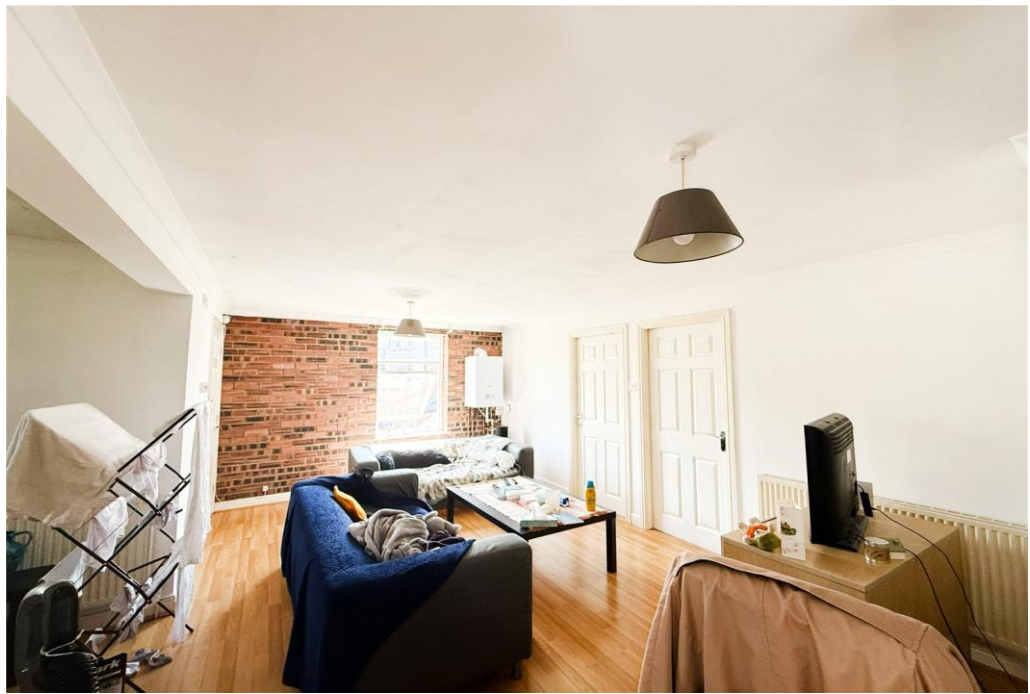
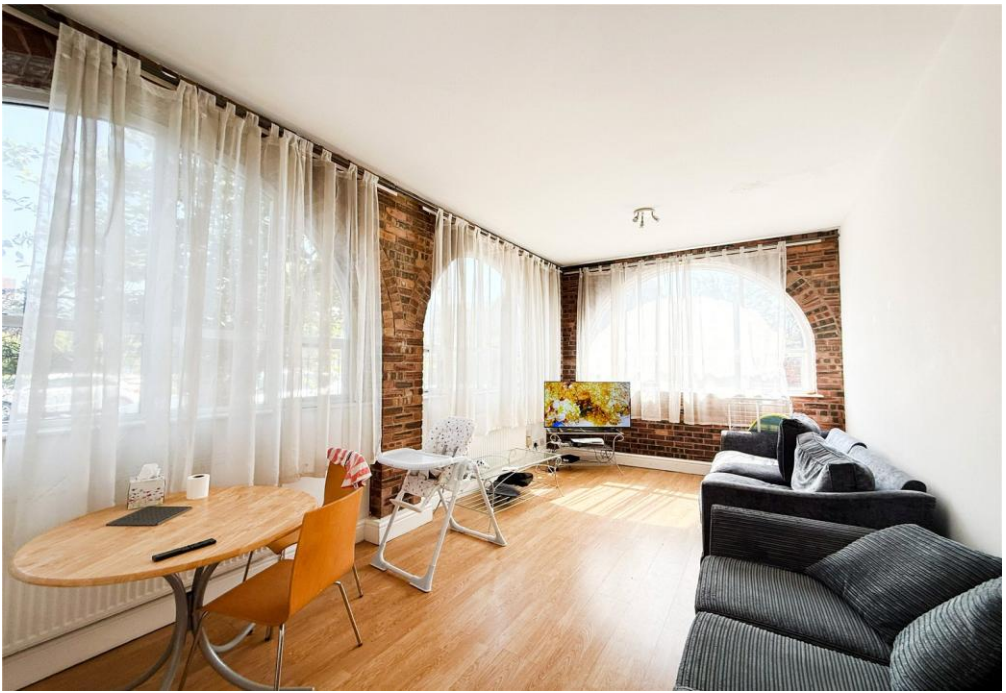
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PHILIP JAMES
KENNEDY

112 HART ROAD
FALLOWFIELD, M14 7BB



ASKING PRICE £750,000

A FANTASTIC INVESTMENT OPPORTUNITY to acquire A SUBSTANTIAL DEVELOPMENT CONSISTING OF FOUR SELF-CONTAINED TWO-BEDROOM APARTMENTS with TENANTS IN SITU, with SECURE GATED RESIDENTS PARKING and IDEALLY POSITIONED in PRIME FALLOWFIELD LOCATION, currently generating a combined yearly RENTAL INCOME OF £53,988 representing a YIELD OF 7.19%. OFFERED FOR SALE TO INVESTORS ONLY

Apartment A and B is located on the ground floor and accessed via the main front private entrance, which is set back from the road with mature trees enhancing the privacy. The ground floor boasts high ceilings and large windows, providing an abundance of space and natural light.

Apartment A & B consists of; a spacious hallway with access to all principal rooms, a spacious living room featuring attractive exposed brick, a separate contemporary fitted kitchen, three-piece bathroom suite and two double bedrooms with bay fronted window and ideal fitted storage. Leading down into the lower floor reveals two further double bedrooms.

Apartment C & D is accessed via the rear of the property via their own private entrance, with stairs rising to the first floor.

Apartment C consists of; a hallway, a large living room with a dining area, a separate contemporary fitted kitchen, two well-proportioned double bedrooms and a three-piece shower room.

Apartment D offers; a hallway, an open plan kitchen living/ dining room, two generous double bedrooms, a three-piece bathroom suite and a further room which is currently being used as an office.

Externally there is a generous car park with residents only parking and secluded fencing surrounding the development.

Freehold With Four Separate Leasehold Titles
Council Tax Band: C
Approx. 2,924 Sq.Ft

*"A Fantastic Investment
Opportunity Offering Four
Apartments"*

