

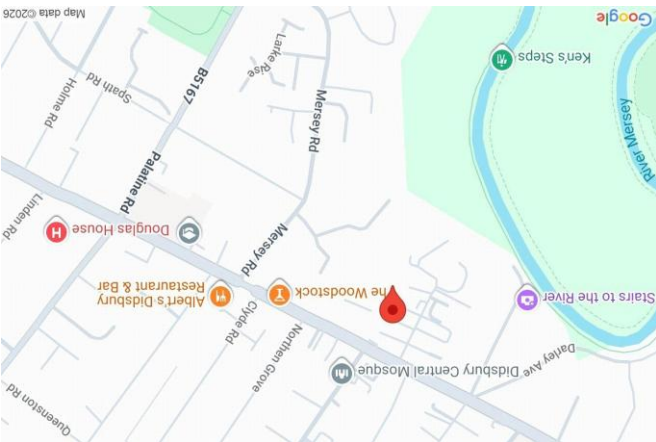
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TOTAL FLOOR AREA : 1047 sq ft. (97.3 sqm.) approx.



GROUND FLOOR
1047 sq.ft. (97.3 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



PHILIP JAMES
KENNEDY

LINDALE HOUSE, 8 THE BEECHES
WEST DIDSBURY, M20 2BG



ASKING PRICE £425,000

A WONDERFUL TWO BEDROOM APARTMENT boasting a SOUTHERLY FACING SUN ROOM and TWO BALCONYS. Occupying the FIRST FLOOR in a CHARMING CONVERTED VICTORIAN MANSION HOUSE.

Located on a QUIET CUL-DE-SAC in FASHIONABLE WEST DIDSBURY, just a short stroll from TRENDY BURTON ROAD offering a range of independent shops, bars and restaurants as well as being within easy access of the Metrolink station. Offered for sale with NO ONWARD CHAIN. Approx. 1,047 Sq.Ft

The bright and spacious accommodation consists of an entrance hall, leading through to the living room featuring high ceilings and a traditional fireplace. There is ample space for living and dining furniture, creating the perfect environment for entertaining and dining. The room is flooded in natural light from the double doors opening out to the wonderful Southerly facing sun room and balcony – the perfect space for outdoor entertaining in the warmer months.

There are two well-proportioned double bedrooms, the principal bedroom benefitting from a spectacular bay fronted window – flooding the room in natural light. The property is served by a newly fitted modern bathroom with walk-in shower.

To the rear of the property is the generously sized kitchen, with ample wall and base units complimented with sleek surfaces and integrated appliances. The kitchen provides access to the second balcony, with attractive views over the treetops.

Approached via a pathway lined by mature ivy-covered walls, the property enjoys an attractive and secluded approach. To the rear is a stunning south-facing shared garden, beautifully maintained and predominantly laid to lawn, with an abundance of mature trees and a delightful ornamental pond.

Leasehold/999 years from 8 August 1988
Ground Rent/ Peppercorn
Service Charge/ £140 pcm
Council Tax Band: C

*"A Wonderful Two
Bedroom Apartment In A
Charming Converted
Victorian Mansion House"*

