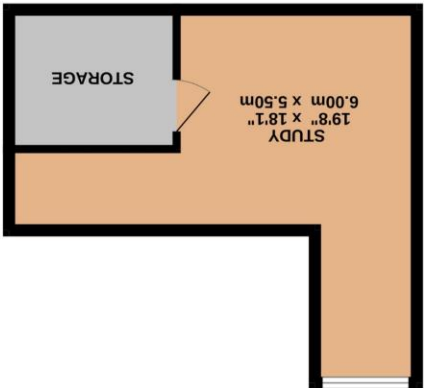


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.
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.
Made with Metropia 5/2025

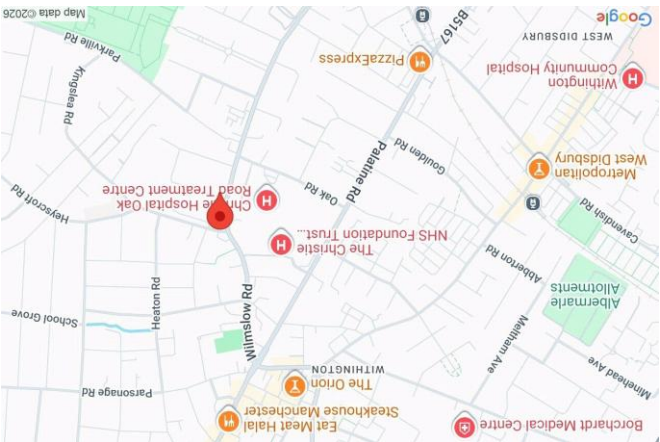


SECOND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



RAISED FLOOR
246 sq.ft. (22.9 sq.m.) approx.

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		
		71 C	74 C



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

0161 448 1234 | didsbury@philipjames.co.uk

www.philipjames.co.uk

[P](#) [J](#) [K](#)



PHILIP JAMES
KENNEDY

FLAT 8, 557 WILMSLOW ROAD
DIDSBURY, M20 4GJ



ASKING PRICE £370,000

A SPECTACULAR DUPLEX APARTMENT, offering TWO BEDROOMS, TWO BATHROOMS, OPEN PLAN LIVING, ALLOCATED GATED PARKING and an ABUNDANCE OF NATURAL LIGHT. The property occupies the SECOND FLOOR POSITION in an ATTRACTIVE VICTORIAN CONVERSION. Situated in a popular location on the borders of DIDSBURY AND WITHINGTON and directly opposite the Christie Hospital. Just a short stroll from an array of independent shops, bars and restaurants. Offered for sale with NO ONWARD CHAIN. Approx. 1,065 Sq.Ft.

The entrance leads to a hallway with access to all principal rooms.

Beyond lies a generous split-level open-plan lounge, boasting a Juliet balcony and dining kitchen, with a mezzanine level and feature vaulted ceiling. The room offers ample space for both living and dining furniture - perfect for everyday living.

The spacious kitchen, which is fitted with a range of base units with sleek granite surfaces and complemented with integrated appliances, also benefits from skylights, bathing the space with natural light.

Stairs rise further to a raised floor, which reveals a generous mezzanine overlooking the living room. The room is currently used as an office space and offers storage.

To the front of the property are two well-proportioned double bedrooms, which provide ample space for both built in and freestanding furniture. The principal bedroom benefits from an en-suite shower room.

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

The property is approached via the paved pathway, with garden frontage alongside which is laid to lawn. To the rear is the gated car parking, with allocated secure parking.

Leasehold / 125 Years From 1st May 2000
Service Charge/ £197.00 pcm
Ground Rent/ Included in Service Charge
Council Tax Band: D
Approx. 1,065 Sq. Ft.

*"Beautifully Presented
Duplex Apartment in an
Attractive Victorian
Conversion"*

