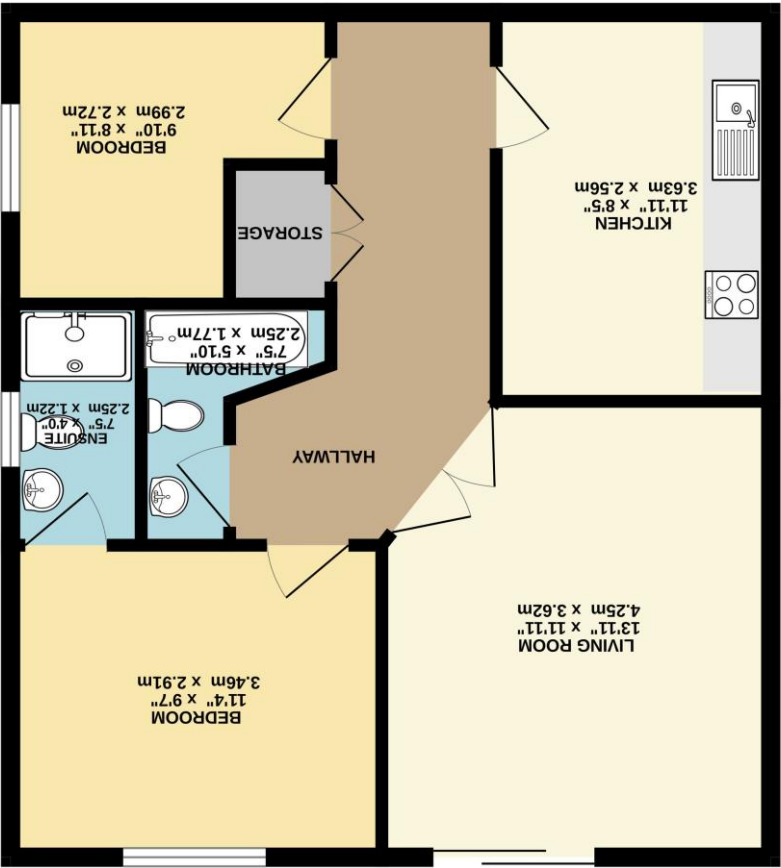


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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, omission or misstatement. 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 is made to their operation or efficiency can be given.



GROUND FLOOR
600 sq. ft. (55.8 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		
		67 D	64 D

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

0161 448 1234 | didsbury@philipjames.co.uk

www.philipjames.co.uk

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PHILIP JAMES
KENNEDY

4 MOORLAND ROAD
DIDSBURY, MANCHESTER, M20 6AZ



ASKING PRICE £249,995

A WELL-PESENTED TWO BEDROOM GROUND FLOOR APARTMENT with BRIGHT accommodation throughout and SECURE GATED ALLOCATED PARKING. Conveniently located centrally within Didsbury village, with a range of shops, bars and restaurants within easy reach, along with the Metrolink station and Didsbury park. Offered for sale with NO ONWARD CHAIN. 600 Sq.Ft

The accommodation opens into a welcoming entrance hallway, providing access to all principal rooms. To the front of the property is a bright and spacious open-plan living and dining room, offering ample space for both relaxing and entertaining. Patio doors open directly onto the south-westerly facing shared gardens, allowing an abundance of natural light to fill the room.

The contemporary kitchen is well-appointed with a range of wall and base units, complemented by integrated appliances.

There are two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish en-suite shower room.

The apartment is completed by a modern three-piece bathroom.

Externally, the property is approached via a gated pathway with attractive landscaped gardens to the front. To the rear, is the south westerly facing shared garden, which is mainly laid to lawn and bordered with mature shrubs and trees.

The development is accessed via secure communal entrances, with lift access available to all floors. There is an allocated, secure parking space within the ground, accessed via gates.

Leasehold/999 Years From January 2000
Approx. 600 Sq Ft
Council Tax Band: D
Service Charge: £130 pcm
Ground Rent: £338.79 pa

"A Well-Presented Two Bedroom Ground Floor Apartment In Didsbury Village"

