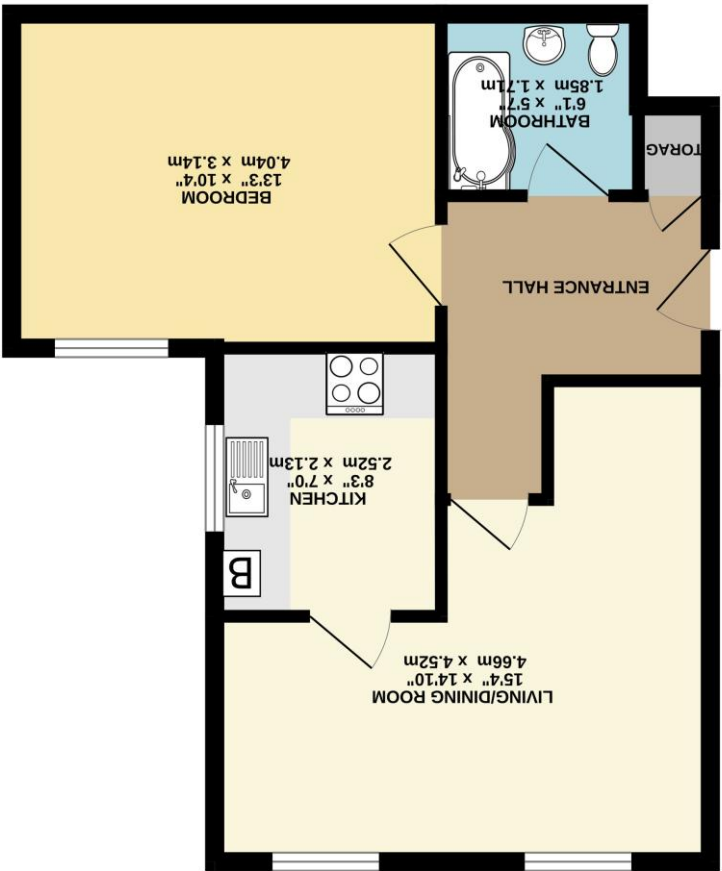
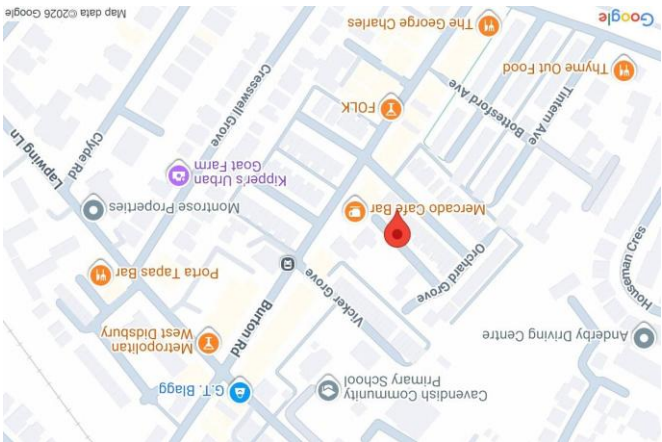


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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 rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, 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 Metropix 5/2025



GROUND FLOOR
458 sq. ft. (42.6 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		
		69 C	78 C

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

0161 448 1234 | didsbury@philipjames.co.uk

www.philipjames.co.uk

[PJK](#)



PHILIP JAMES
KENNEDY

FLAT 3, ORCHARD STREET
WEST DIDSBURY, M20 2LP



ASKING PRICE £185,000

A WELL-PROPORTIONED ONE BEDROOM APARTMENT occupying a GROUND FLOOR position within this POPULAR PERIOD CONVERSION, CENTRALLY located within FASHIONABLE WEST DIDSBURY just a moment from the TRENDY BURTON ROAD with a selection of independent shops, bars and restaurants as well as being within easy access to the Metrolink. Offered for sale with NO ONWARD CHAIN. 458 Sq.Ft

The accommodation reveals an entrance hallway with access to all principal rooms.

To the rear of the apartment is a bright and spacious living and dining room, which has ample space for a table and chairs, suitable for informal dining.

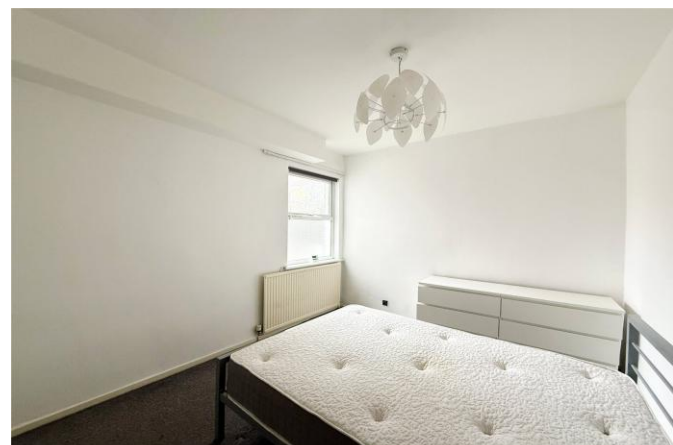
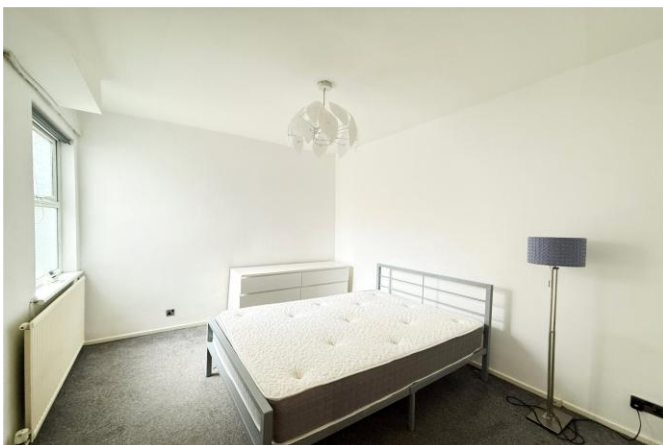
The dining area leads through to a separate kitchen, which is fitted with a range of wall and base units and complemented with integrated appliances.

Accessed from the hallway is a generous double bedroom with ample space for either fitted or freestanding furniture.

The apartment is served by a contemporary three-piece bathroom.

Externally, a door from the carpark provides access into the building.

*"An Impressively
Proportioned Ground
Floor Apartment in
Central West Didsbury
Village"*



Leasehold/ 999 Years From October 2019
Ground Rent/£168 per annum
Service Charge/£105 pcm
Approx 458 Sq.Ft
Council Tax Band: A