

Flat 3, 36 Clyde Road Clyde Road, West Didsbury, Manchester, M20 2HN



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £235,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious TWO DOUBLE BEDROOM first floor apartment, in this attractive period conversion, off Lapwing Lane in West Didsbury. A short stroll from both Burton Road and Lapwing Lane with its array of independent boutique shops, popular bars and restaurants. Close to the Albert Club and the Metrolink station on Lapwing Lane, giving you direct access into the Manchester City centre, Media City and Didsbury village. The well-planned accommodation consists of an entrance hallway, an open plan lounge/dining room opening to a fitted kitchen area, an inner hallway leading to two double bedrooms, and a three-piece bathroom. This apartment benefits from gas fired central heating, off road parking to the rear of the building on a first come basis and a well-established communal lawned garden. Internal inspection is highly recommended.







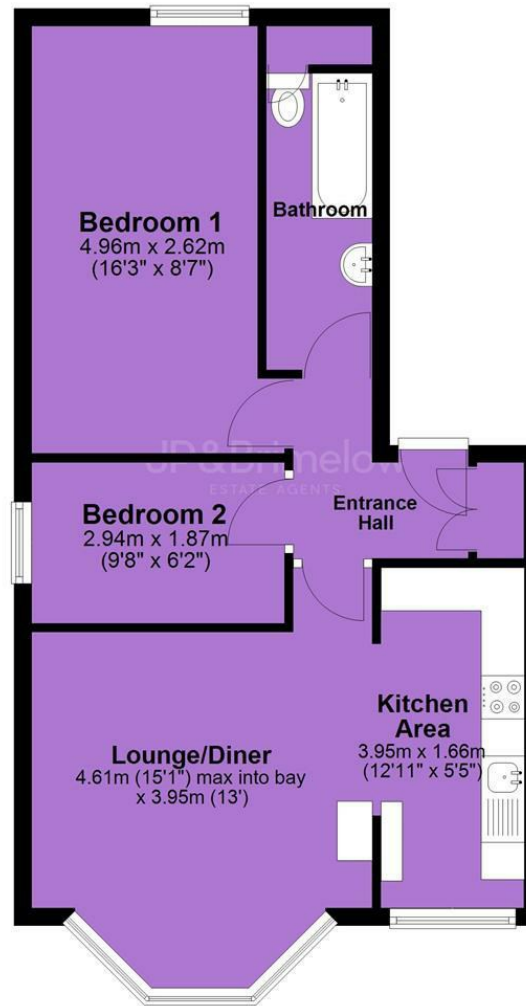
## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: **Leasehold** Council Tax Band: **B**

## First Floor



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