

Apt 3 4 Clyde Road, West Didsbury, Manchester, M20 2WH

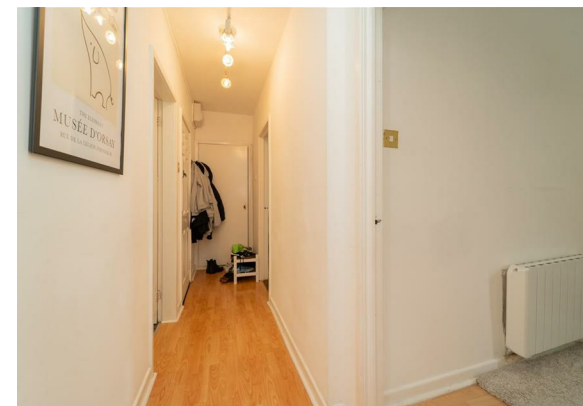


**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £175,000

 1  1  1  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious and well-kept, ONE DOUBLE BEDROOM, first floor apartment situated within 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. In brief the apartment consists of a communal entrance hall with stairs leading to all floors, a private entrance hall with useful storage cupboard, a good-sized lounge with a bay window, a good-sized double bedroom, a fitted kitchen, and a white three-piece bathroom suite. The apartment benefits from an intercom system, high ceilings, and allocated off road parking.





## EPC Chart

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 85        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 67                      |           |
| (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: **A**

## First Floor



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