



296 A, Basement Flat, 296 Burton Road, West Didsbury, Manchester, M20 2NB

A stunning, 2 bed basement apartment in the heart of West Didsbury. Finished to a high standard, the accommodation briefly comprises, lounge/dining room, breakfast kitchen, 2 double bedrooms one with ensuite and a separate family bathroom. Off road parking for 1 car and access to a communal rear garden. EPC-D. Council Tax Band D.


Available from 14th September 2024.

To arrange a viewing call Hilbert Homes 0161 480 0099.

- Off Road Parking
- Communal Lawned Rear Garden
- Sought After Location
- EPC Grade D
- Generous Reception Room
- Fitted modern Kitchen
- Two Spacious Double Bedrooms
- Main Bedroom boasts Ensuite
- Council Tax Band D

£1,450 PCM



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	56
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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