



**GASCOIGNE  
HALMAN**

Old Lansdowne Road, West Didsbury  
**£800,000.00**

THE AREA'S LEADING ESTATE AGENCY



ATTENTION INVESTORS. This is a rare opportunity to purchase a bay fronted Edwardian Semi Detached property which measures a highly impressive 3124 SQ FT over floor floors of accommodation. The property consists of four apartments and currently achieves a rental yield of 6.59%. The property is ideally located within the Albert Park conservation area of West Didsbury, close to West Didsbury and Burton Road with its array of bars, restaurants and excellent transport links. Retaining a wealth of charming original period features and character throughout.

## Property details

- To Be Sold with Tenants in Situe and Achieving a Rental Yield of 6.59%
- Measuring an Impressive 3124 SQ FT
- Excellent Location, Only Moments from Burton Road and Excellent Transport Links
- Made up of Two, Two Bedroom Apartments and Two, One Bedroom Apartments
- Stunning Period Edwardian Semi Detached Property
- A Unique Opportunity to Purchase a Fully Let Property

## About this property

The property boasts two, two double bedrooms apartment and two, one bedroom apartments, located only moments from the ever popular Burton Road with its array of bars, restaurants, independent shops and excellent transport links.

To be sold with the tenants in situ with a yield of 6.59%. This is a rare and unique opportunity for any investors to acquire a stunning period semi detached property.

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Station on Lapwing Lane will provide easier access into Manchester City Centre and the Media City.



## DIRECTIONS

M20 2PB

## COUNCIL TAX BAND

B

## TENURE

Freehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

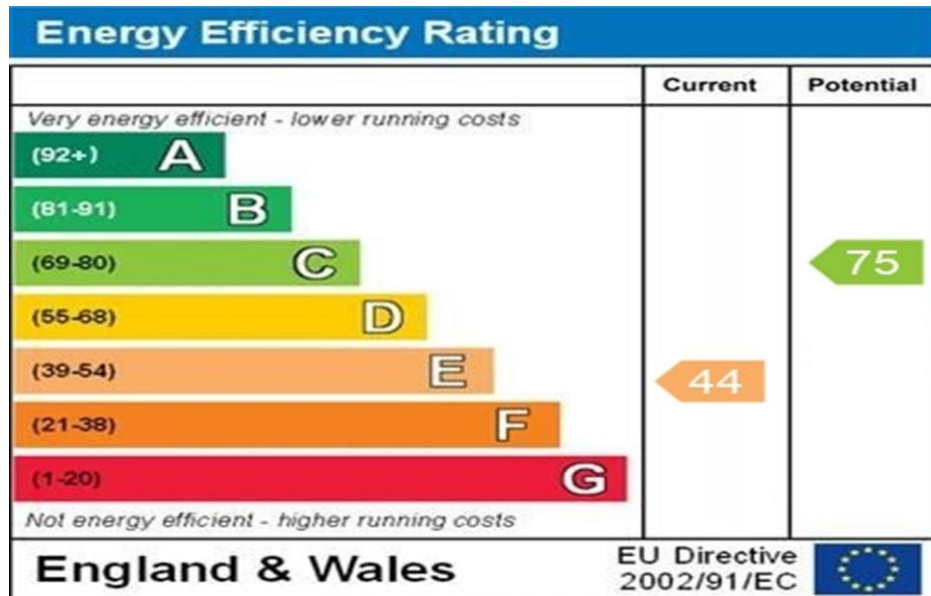
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Copper wire

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

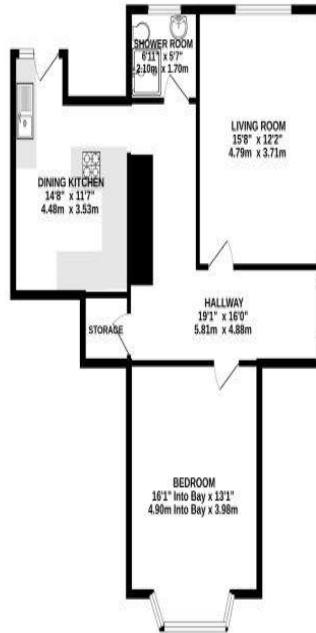
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

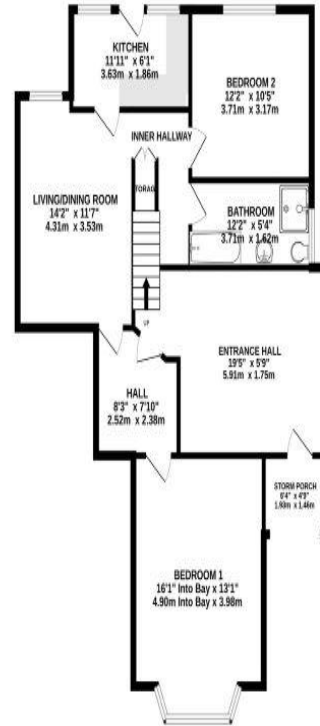
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

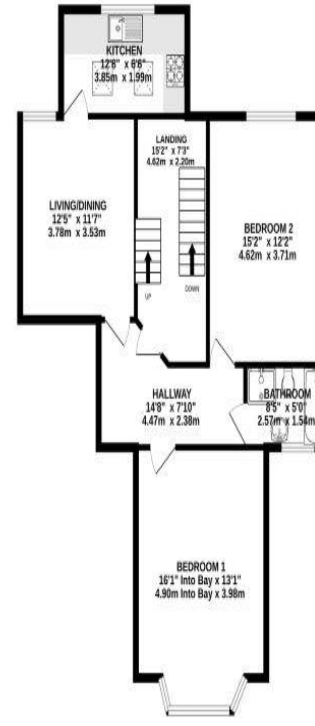
**BASEMENT**  
763 sq.ft. (70.8 sq.m.) approx.



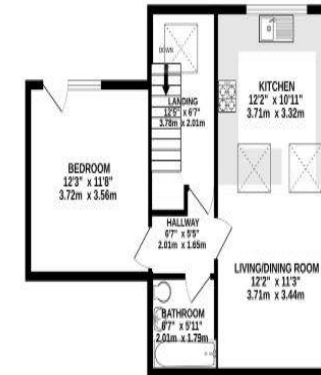
**GROUND FLOOR**  
958 sq.ft. (89.0 sq.m.) approx.



**1ST FLOOR**  
846 sq.ft. (78.6 sq.m.) approx.



**2ND FLOOR**  
559 sq.ft. (51.9 sq.m.) approx.



**TOTAL FLOOR AREA : 3124 sq.ft. (290.3 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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