



726 -732 WILMSLOW ROAD MANCHESTER

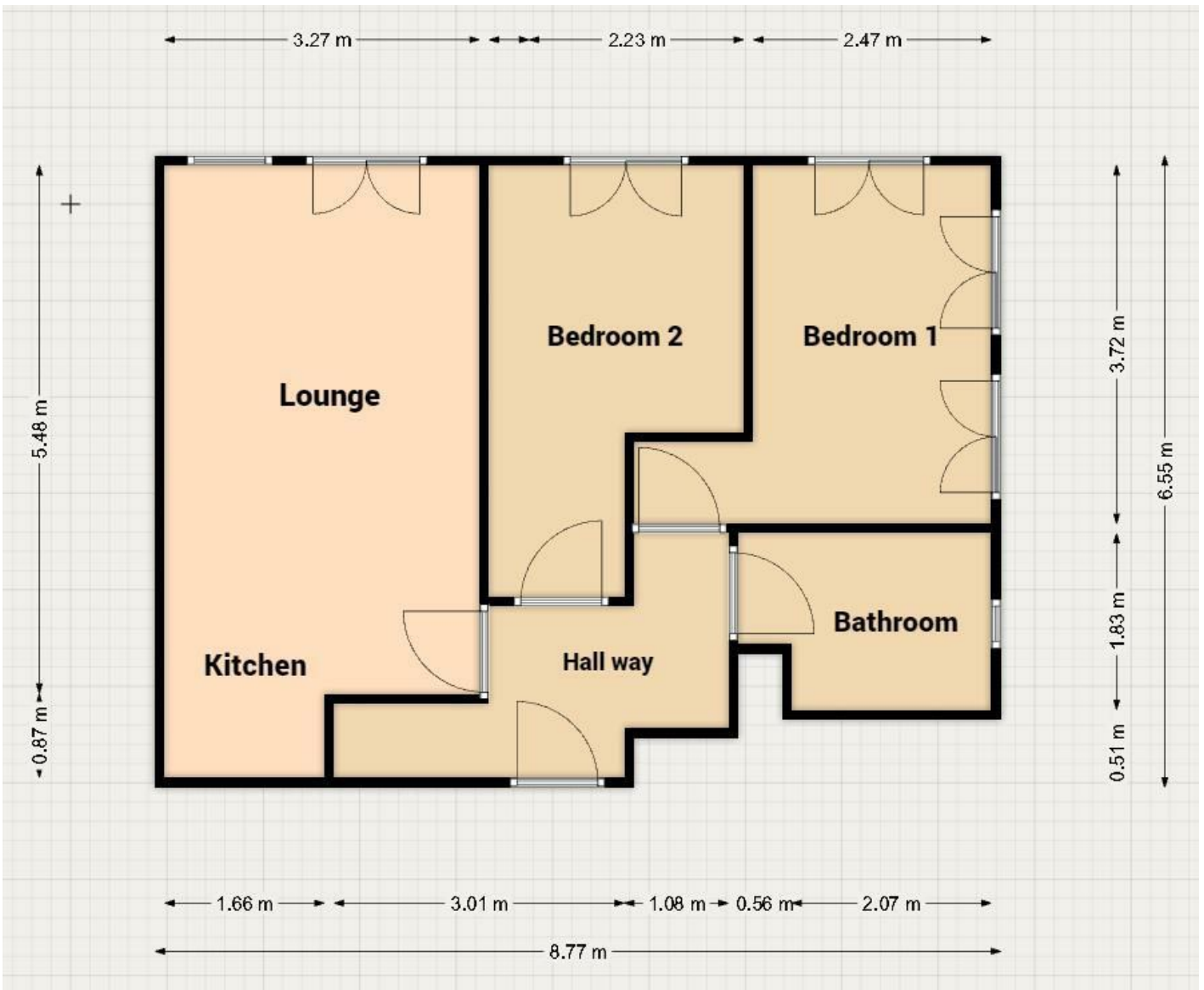
£250,000
LEASEHOLD

TWO BEDROOM APARTMENT WITH PARKING SPACE This well-presented 2-bedroom apartment is located in the heart of Didsbury, offering an excellent opportunity for first-time buyers and investors alike. The property will be sold vacant, making it a straightforward and stress-free purchase. The apartment is in good condition throughout, allowing the new owners to move in or rent out without the need for immediate renovations. Inside, you'll find a spacious reception room, perfect for both relaxing and entertaining. The well-proportioned layout provides ample space for a comfortable living and dining area. The property also features a family bathroom, designed for modern convenience and practicality. Set in a prime location on Wilmslow Road, the apartment is close to a wealth of local amenities. Didsbury Village, with its array of shops, cafes, and restaurants, is just a short stroll away. For outdoor enthusiasts, the beautiful Fletcher Moss Botanical Gardens and the tranquil River Mersey are nearby, offering wonderful green spaces to enjoy. Additionally, the property benefits from excellent transport links, with regular bus services and the nearby East Didsbury Metrolink station providing quick and easy access to Manchester city centre and beyond. Parking in Didsbury is always in high demand, and this property includes its own parking space – a much-needed bonus for anyone familiar with the area. Whether you're commuting or enjoying all that the local area has to offer, this apartment ticks all the boxes for convenient, modern living in a sought-after location. Contact Jacob Knight to arrange your viewing!









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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