



*Jordan fishwick*

**DIDSBURY VILLAGE**  
Albert Hill Street

# Albert Hill Street, Didsbury Village, M20 6RF

Guide Price £365,000



## The Property

**\*FANTASTIC INVESTMENT OPPORTUNITY\*** - A ground floor retail unit with basement and separate apartment above located in the heart of Didsbury Village. 1234 sq ft. The shop comprises of a light & airy retail area with cloak facilities, secure rear access and ancillary basement space providing useful storage and small kitchenette. The stylish & cleverly designed apartment is accessed from an enclosed rear courtyard with living space over two floors and comprises of an open plan living area with access to the mezzanine level, a generous double bedroom, contemporary shower room and fitted kitchen.

Viewings strictly by appointment with Jordan Fishwick on 0161 445 4480.

## Directions

### M20 6RF



- Fantastic Investment Opportunity
- Located in the heart of Didsbury Village
- Ground floor retail unit
- Ancillary basement
- Stylish apartment above
- Open plan living space
- Mezzanine area
- Double bedroom
- Modern kitchen & shower room
- Enclosed rear courtyard

Postcode - M20 6RF

EPC Rating - D

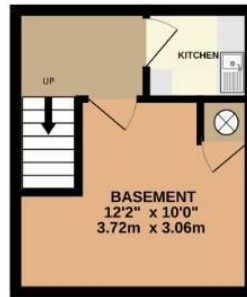
Floor Area - 1234.00 sq ft

Local Authority - Manchester City Council

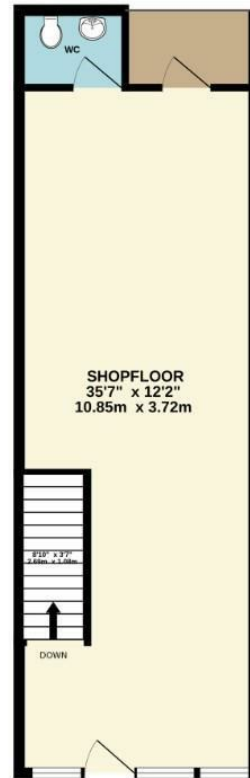
Council Tax - A



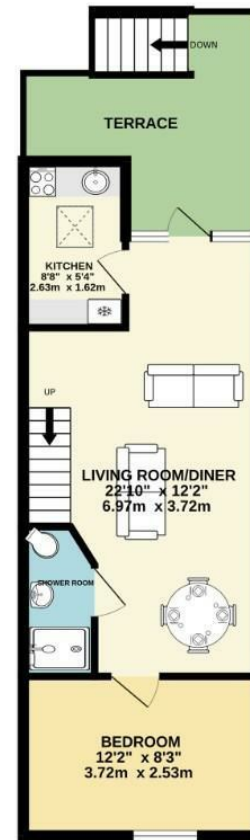
BASEMENT  
179 sq.ft. (16.6 sq.m.) approx.



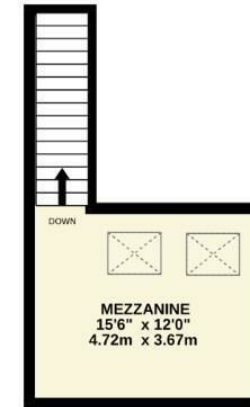
GROUND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



FIRST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



MEZZANINE  
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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