



**The Beeches, West Didsbury, Manchester, M20**

**Offers Over: £285,000**

*Leasehold*



# The Beeches, West Didsbury, Manchester, M20

Located in the heart of West Didsbury, this beautifully presented two-bedroom apartment is located on the first floor of Irnodale, a handsome period conversion completed in 2016. Set on one of the area's most sought-after tree-lined streets, The Beeches, this characterful home offers a blend of timeless architectural features and contemporary finishes, perfect for professionals, couples, or downsizers looking for stylish living in a prime location.

You are welcomed into the property via a grand communal entrance that immediately impresses, boasting a sweeping staircase leading to the apartment's entrance. Inside, the property opens into a generously sized entrance hall, complete with a large storage cupboard that conveniently houses plumbing for a washing machine.

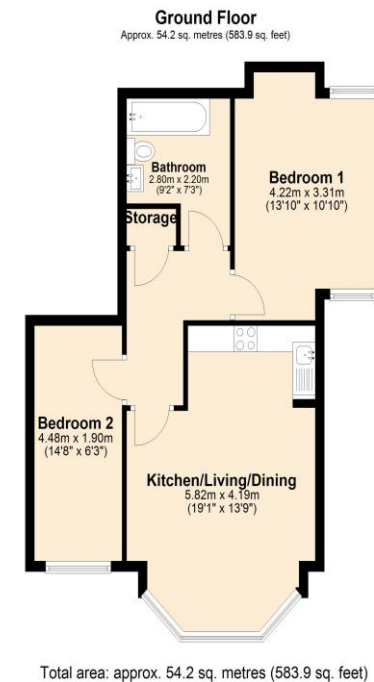
The open-plan living and dining room is both elegant and spacious, lit by a stunning large bay window fitted with plantation shutters that enhance privacy and style. This airy space offers ample room for both comfortable living and entertaining. The living area seamlessly flows into a modern fitted kitchen, fully equipped with integral appliances and finished to a high standard.

The main bedroom is a standout, bathed in natural light from three large windows. A second double bedroom provides versatility as a guest room, home office, or additional sleeping space. Completing the interior is a stylish three-piece bathroom, featuring modern fixtures and a sleek finish.

Externally, the apartment benefits from allocated parking and access to well-maintained communal gardens at the rear.

West Didsbury is one of Manchester's most desirable suburbs, known for its independent shops, artisan cafés, lively bars, and award-winning restaurants clustered along Burton Road. The Beeches is just a short walk from these amenities, while excellent transport links, including the Metrolink make commuting to the city centre or Manchester Airport both fast and convenient. The area also offers access to green spaces, with Fletcher Moss Park and the River Mersey trails nearby, ideal for weekend walks or outdoor relaxation.

- Leasehold
- 125 years from and including 11 August 2016
- Service Charge: £126.67pcm
- EPC Grade D
- Council Tax Band C









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	58 D
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.