



## Flat 4 Palatine Mansions, 124 Palatine Road, West Didsbury, Manchester, M20 3ZA

**Guide Price £200,000**

- Attractive Period Conversion
- Spacious Living Dining Room
- Residents Parking & Communal Gardens
- Close to West Didsbury Metrolink Station
- Many Original Features
- Modern Kitchen with Fitted Appliances
- Sought After Location
- No Vendor Chain - Must Be Viewed



# 124 Palatine Road, Manchester M20 3ZA

Delightful Duplex Apartment. Period Converted Property. Spacious Well Presented Accommodation. One Double Bedroom. Open Plan Living Dining Room with Sash Window. Kitchen with a Range of Modern Units and Built in Oven & Hob. White Three Piece Bathroom Suite. Residents Car Park and Communal Gardens. Popular Location. Metrolink Station within Walking Distance. Offered with No Vendor Chain.



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Council Tax Band: B



Joules are delighted to bring to market this delightful one double bedroom duplex apartment situated within this attractive period conversion. The property is in a highly sought after location being close to Lapwing Lane and Burton Road with a cosmopolitan atmosphere offering an array of eateries, bars and independent boutiques. Also close to hand are The Albert Tennis & Bowling Club and The Northern Tennis and Fitness Centre, along with West Didsbury Metrolink Station giving access to Manchester City Centre and Media City.

Position on the ground and lower ground floor this charming duplex property briefly comprises: Communal entrance, private entrance and vestibule, spacious living dining room with original features, stairs down to a handy inner hall, kitchen with a range of modern units and built in appliances. Good sized double bedroom and bathroom with white three piece suite.

Outside there is residential parking and to the rear is an enclosed communal garden.

Also worth noting is this property is being offered with no vendor chain, so must be viewed soon !

#### Communal Entrance

Entrance door to communal hallway

#### Private Entrance

Door to vestibule with large storage cupboard, door to living dining room

#### Living Dining Room

16'2" x 15'2"

Maximum measurements.

Spacious room with high ceilings, dado and picture rails. and large windows with central working sash opening, attractive parquet flooring. Decorative only fireplace with tiled hearth and timber mantle. central heating radiator, open balustrades to stairwell with steps down to the lower ground level.

#### Lower Ground Floor

##### Inner Hallway

Tiled floor, doors to bedroom and bathroom, doorway to kitchen, central heating radiator

##### Kitchen

8'7" x 5'0"

Fitted with a range of modern units comprising: Caple

inset pot sink unit with swan neck copper effect mixer tap, cupboard below, further range of base, and eye level units. Gorenje electric hob with integrated cooker hood over. Neff electric fan assisted oven. Plumbed and access for an automatic washing machine. Under unit display lighting, work surfaces with matching upstands, tiled splashbacks, central heating radiator, tiled floor

#### Bedroom

14'3" x 10'7"

Maximum measurements.

Double bedroom. Double glazed Georgian style window to the front elevation, built in double wardrobe with clothes hanging rail, fitted shelving unit. Further fitted storage housing boiler. central heating radiator

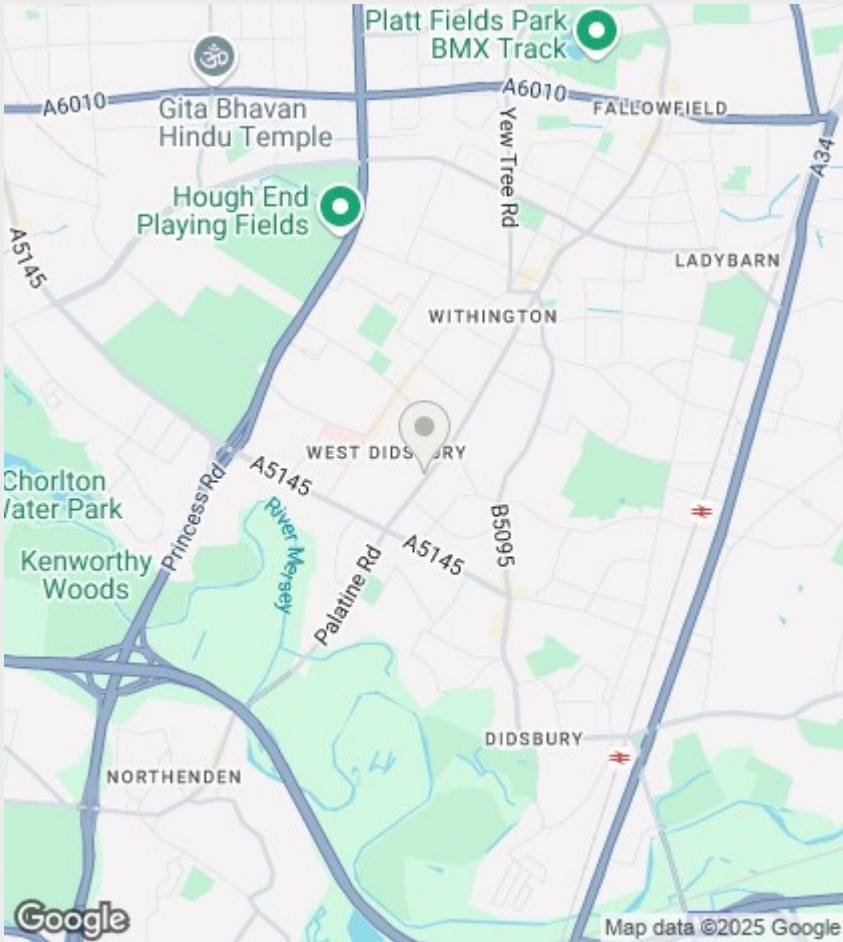
#### Bathroom

Well presented good sized bathroom with white three piece suite comprising: Panelled bath with mixer tap and shower attachment. Shower screen. Pedestal wash hand basin and low level WC. attractively tiled splashbacks. Built in storage cupboard. Vertical central heating radiator

#### Outside

To the front is a large residents car park, surrounded by plants and shrubs. A gate to the side opens to the communal garden which is predominantly lawned with paved patio areas.





## Directions

## Viewings

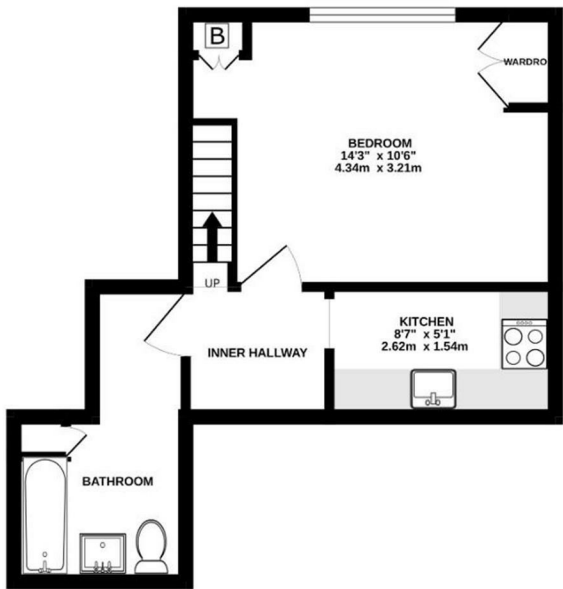
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

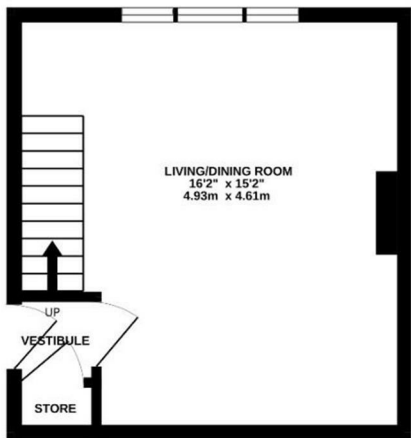
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**BASEMENT**  
284 sq.ft. (26.4 sq.m.) approx.



**GROUND FLOOR**  
242 sq.ft. (22.5 sq.m.) approx.



**TOTAL FLOOR AREA : 526 sq.ft. (48.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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