

Apts a/b, c, d 32 Lapwing Lane, West Didsbury, Manchester, M20 2NS





5 4 3 B

*****VIDEO TOUR AVAILABLE***** A fantastic opportunity to purchase this period, mid-terrace property currently split into **THREE SELF-CONTAINED APARTMENTS** (Apts a/b, c & d) within a charming Victorian building. Each apartment benefits from its own private entrance, while the building as a whole retains many period features externally, including traditional brickwork and a characterful façade.

Perfectly situated just off the ever-popular Burton Road in West Didsbury, this attractive period investment is positioned perfectly, close to the boutique shops, cafes, bars, and restaurants in the area plus Cavendish Park, ideal for bike riding and walks. Easy access to transport links including the Metrolink station on either Burton Road or Lapwing Lane, giving direct access to Manchester city centre.

All marketing details used are from apartment C. This well-planned accommodation comprises; a private entrance on Lapwing Lane with steps up to the vestibule, stairs leading to all floors, a private entrance hall, a double bedroom with built in wardrobes, a good-sized lounge with bay window, a white three-piece bathroom suite, and a modern fitted kitchen. There are enclosed gardens to the front with a pedestrian gate and path leading to the front door. To the rear aspect apartment C benefits from a private parking space. Rent achieving £1,300pcm.

Apt A/B is a raised ground floor, duplex, **THREE DOUBLE BEDROOM** apartment Rent achieving £1,950pcm. Apt A/B benefits from two gated parking spaces at the front of the property.

Apt D is a top floor **ONE DOUBLE BEDROOM** apartment Rent achieving £1,300pcm. Apartment D benefits from a private parking space to the rear aspect.

FREEHOLD properties. Early inspection is essential to appreciate the size and location of this charming West Didsbury investment

£750,000





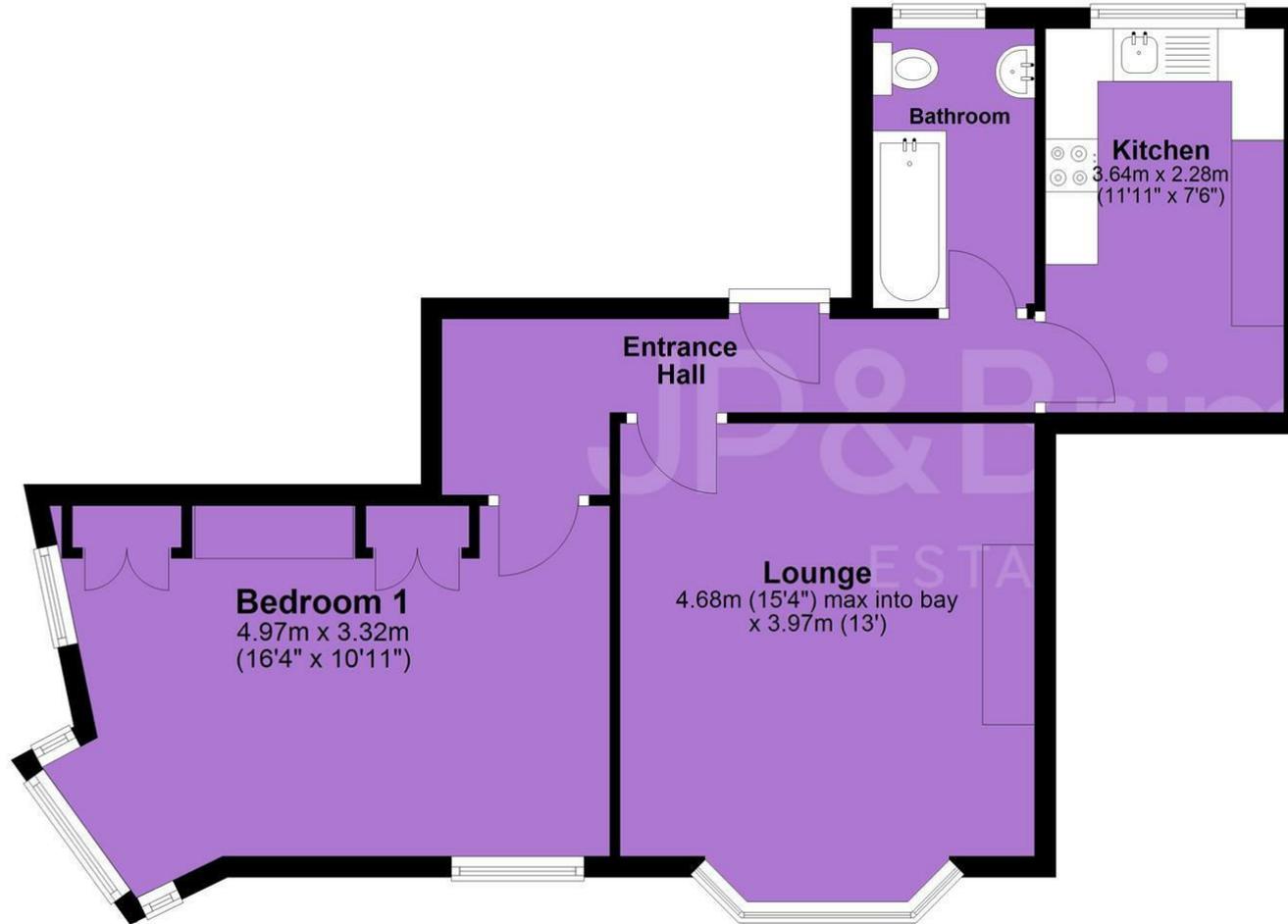
EPC Chart

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



Tenure: Freehold Council Tax Band: B

First Floor



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