

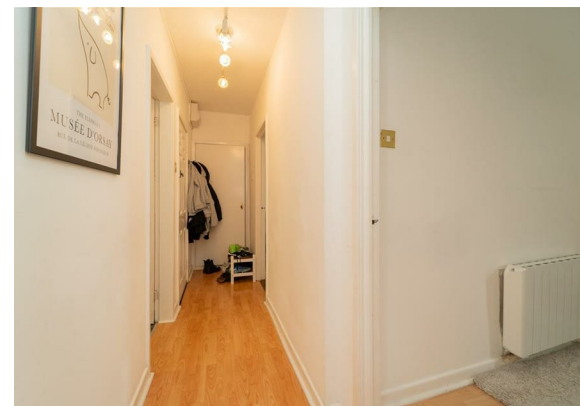
Apt 3 4 Clyde Road, West Didsbury, Manchester, M20 2WH



# Offers In The Region Of £175,000

 1  1  1  D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious and well-kept, ONE DOUBLE BEDROOM, first floor apartment situated within this attractive period conversion, off Lapwing Lane in West Didsbury. A short stroll from both Burton Road and Lapwing Lane with its array of independent boutique shops, popular bars and restaurants. Close to the Albert Club and the Metrolink station on Lapwing Lane, giving you direct access into the Manchester City centre, Media City and Didsbury village. In brief the apartment consists of a communal entrance hall with stairs leading to all floors, a private entrance hall with useful storage cupboard, a good-sized lounge with a bay window, a good-sized double bedroom, a fitted kitchen, and a white three-piece bathroom suite. The apartment benefits from an intercom system, high ceilings, and allocated off road parking.





## EPC Chart

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>85</b> |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | <b>67</b>                                                                                                   |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



Tenure: **Leasehold** Council Tax Band: **A**

## First Floor



JP & Brimelow Estate Agents Ltd  
 430 Barlow Moor Road, Manchester, M21 8AD  
 Tel: 0161 8822233  
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



**JP&Brimelow**  
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow