

# JULIAN WADDEN







Apt 2 Trewinnard Hall  
50 Barlow Moor Road, Didsbury  
Guide price £250,000





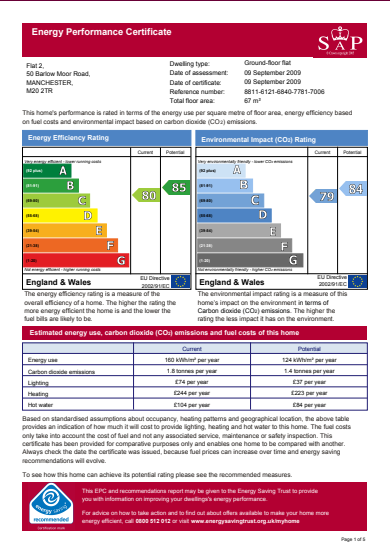
Square Footage: 641  
Council Tax Band: Tbc  
Tenure: Leasehold  
Service Charge:£130/ month  
Sat Nav Directions: M20 2TR

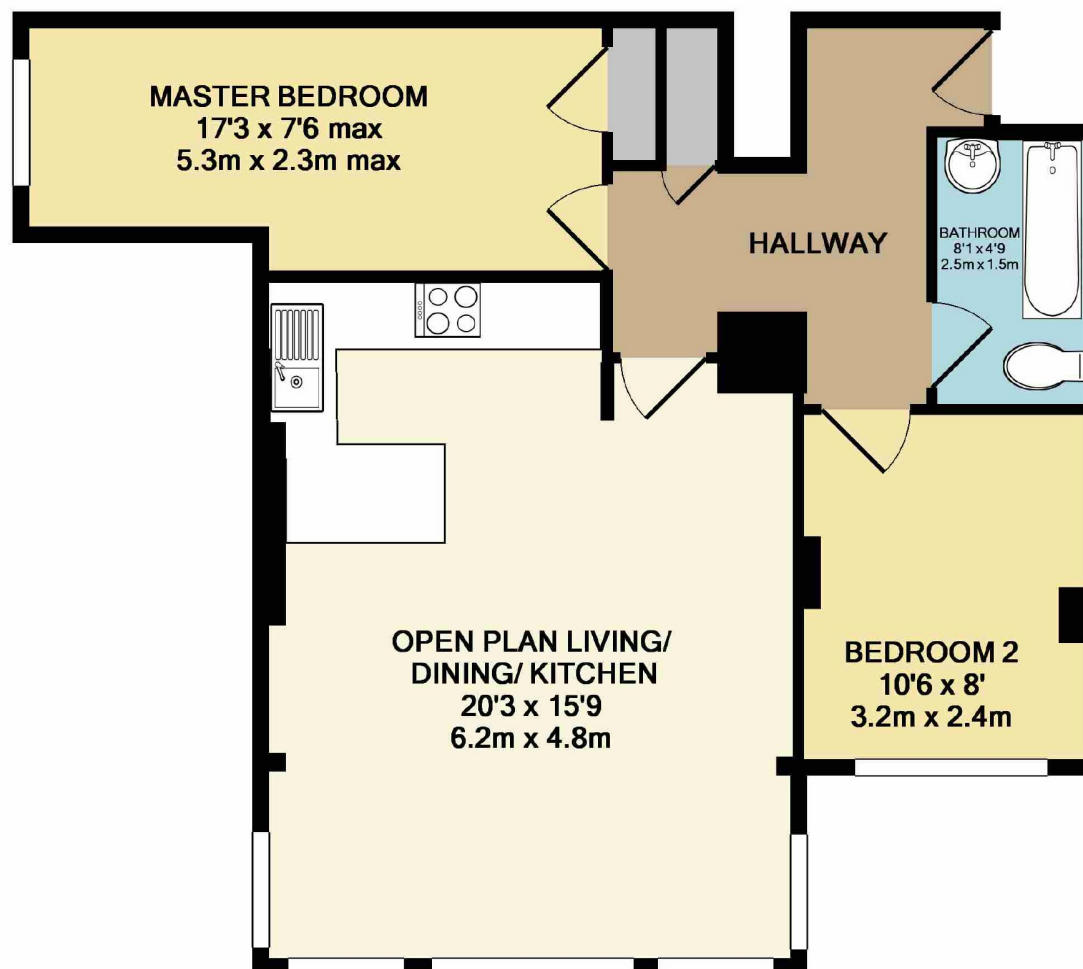
A spacious ground floor 'mansion' apartment forming part of Trewinnard Hall, a beautiful building on the edge of the Blackburn Park conservation area, one of Didsbury's most prestigious addresses. With secure automated gated access off Elm Road, you'll access the private residents parking surrounded my mature and well maintained communal gardens.

The accommodation is accessed via the secure communal entrance and comprises an entrance hallway with storage cupboard, the huge open plan lounge/ dining/ kitchen space which would have been one of the main original reception rooms, enjoying a stunning square bay window to the front elevation with attractive stained glass leaded lights. The kitchen space is fitted with a comprehensive range of units, incorporating a small breakfast bar, and houses a good good range of appliances.

The master bedroom has a window to the side elevation and built in wardrobes, whilst the second bedroom has another feature stained glass window to the front and is positioned conveniently next to the family bathroom, complete with a 3 piece white suite.

With the secure, gated entrance and generous communal gardens, this is real hidden gem, set behind a mature tree and shrub lined boundary which affords the development an excellent degree of privacy and feeling of exclusivity.





TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 SQ.M.)  
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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.