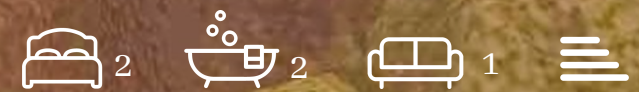




30 Dudley Road  
, Manchester, M16 8DT

Price Guide £449,000



## 30 Dudley Road, Manchester, M16 8DT

Introducing 30 Dudley Road, Whalley Range which boasts of over 100 square metres of living space with high ceilings, large windows and which is flooded with natural light. The apartment can be found within secure, gated grounds with ample car-parking and lawned communal gardens. The apartment also provides a fantastic entertainment space as well as a cosy hide-away from the hustle and bustle of city life. Its two previous owners were retired banker couple, and a medical professional family of four.

This impressive accommodation is on the second floor and comprises: a private entrance hallway; two king-size bedrooms and two bathrooms (one is en-suite); a twenty square metre lounge/diner with three meter-high-ceilings, built-in bookshelves, large windows and French doors leading to a spacious private terrace which is not overlooked; a fully-fitted kitchen with a breakfast bar which seats four, a kitchen-table area and a wine-fridge. The apartment is fully double-glazed and has gas central heating. The apartment includes parking spaces and a large private basement storage room which includes shelving and a Burg Wachter Secutronic safe.

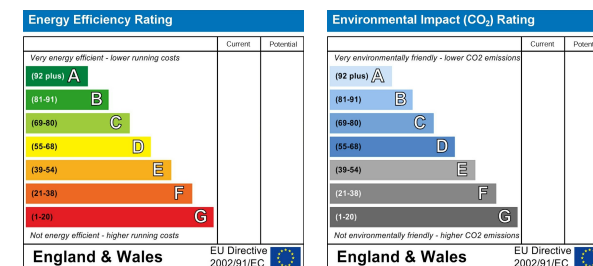


## Area Map



## Floor Plan

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.