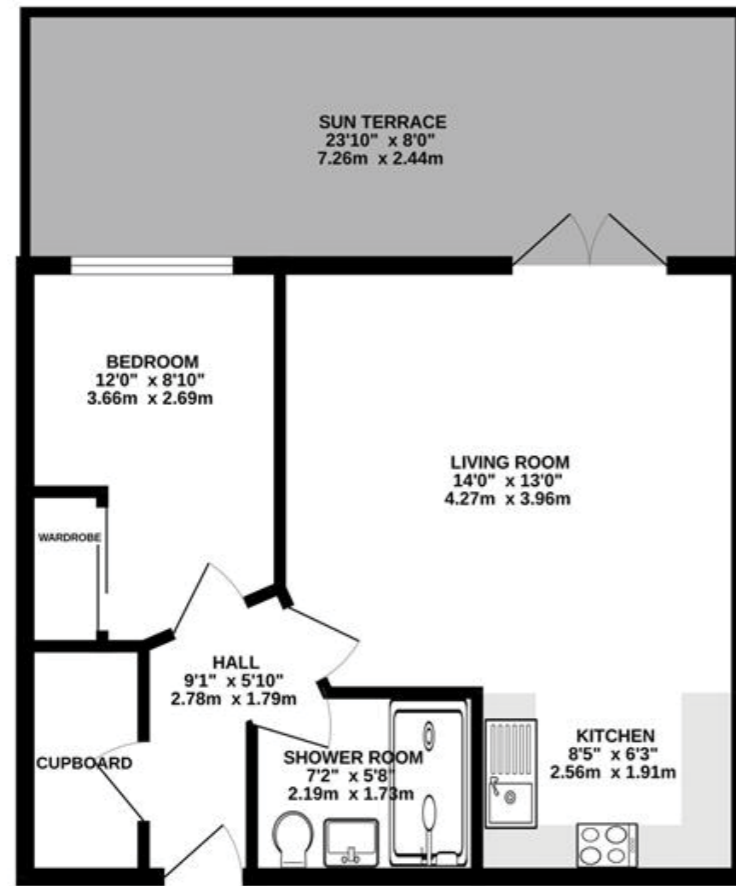


GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (40.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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APT 6 DIDSBURY GATE
1 Houseman Crescent, West Didsbury
£230,000



NOTICE

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THE AREAS LEADING ESTATE AGENCY

Didsbury

739, Wilmslow Road, DIDSBURY M20 6RN

0161 445 7474 didsbury@gascoignehalman.co.uk

gascoignehalman.co.uk



A superb ground floor garden apartment situated in the sought after Didsbury Gate development in the heart of West Didsbury. The apartment offers a stylish and modern interior, large double bedroom with fitted wardrobes, open-plan living/dining room, contemporary designer bathroom and a large private West facing terrace perfect for Al fresco dining. The property also boasts secure gated resident parking and enjoys a highly desirable location only moments from the popular Burton Road and Metrolink.

GASCOIGNE HALMAN

- Superb Garden Apartment
- Located In The Sought After Didsbury Gate Development In West Didsbury
- Open-Plan Living/Dining Kitchen

- Contemporary Designer Bathroom
- Double Bedroom With Fitted Wardrobe
- Superb Large West Facing Sun Terrace

£230,000

APT 6 DIDSBURY GATE
1 Houseman Crescent, West Didsbury



DESCRIPTION

Didsbury Gate is a stunning landmark development moments from the bustling Burton Road area of West Didsbury with its array of boutiques, bars and restaurants as well as easy access to the local Metrolink and motorway networks for the commuter. Surrounded by stunning communal gardens this superb ground floor garden apartment enjoys a private West facing position and must be viewed to appreciate what it offers. Internally the property boasts stylish and modern décor and comprises; welcoming entrance hallway with useful storage cupboard, stunning designer shower room with attractive tiling, large double bedroom with fitted

wardrobes, open-plan living/dining room opening to a modern kitchen with integrated appliances. French doors lead from the living room on to an impressive West facing private sun terrace which enjoys the afternoon and evening sunshine and measures over 23' in length, making it perfect for Al fresco dining.

The property also comes with secure gated parking and secure telephone entry for residents. Perfect for first time buyers.

LOCATION

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Stations on Burton Road and Lapwing Lane will provide easier access into Manchester City Centre and the Media City.

DIRECTIONS

M20 2JA
TENURE
Leasehold. 999 year lease with 974 years remaining. Ground Rent £97.50 every 6 months. Service Charge £142.00 per month.
SERVICES (NOT TESTED)
Services have not been tested and you are advised to make your own enquiries and/or inspections.
LOCAL AUTHORITY
Manchester City Council
VIEWING
Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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