



**GASCOIGNE
HALMAN**

MOORFIELD ROAD, DIDSBURY

THE AREAS LEADING ESTATE AGENT



MOORFIELD ROAD, DIDSBURY

£325,000

A beautifully presented first floor apartment situated on one of Didsbury's most sought after roads only moments from Burton Road with its array of boutiques, bars, restaurants and excellent transport links. Two spacious double bedrooms, master bedroom with modern en-suite and walk-in wardrobe, superb living kitchen dining room with attractive bay window, contemporary fitted bathroom, allocated parking and secure telephone entry. Easy access to Manchester city centre.



Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Palatine Road or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parris Wood High School.



We are pleased to introduce this superb first floor apartment in a highly desirable location in West Didsbury. Situated on a sought after road the apartment forms part of a well maintained and attractive period conversion with allocated parking and secure telephone entry.

Internally the property comprises; welcoming entrance hallway with two useful storage cupboards, two spacious double bedrooms with the main bedroom boasting a modern en-suite shower room and appealing walk-in wardrobe, contemporary fitted bathroom with attractive tiling and a superb spacious living dining room with attractive bay-window, a modern open-plan kitchen completes the internal accommodation.

Externally there is allocated resident parking and a well maintained communal garden to the rear.

The property is close to Burton Road, local Metrolink and all major transport links making it perfect for the commuter.

DIRECTIONS

M20 2UY

LIVING/DINING ROOM

18'1 (5.51m) into bay x 11'10 (3.61m)

KITCHEN

6'5 (1.96m) x 11'10 (3.61m)

BEDROOM 1

12'6 (3.81m) x 11'7 (3.53m)

EN-SUITE

6'8 (2.03m) x 6'2 (1.88m)

DRESSING ROOM

5'9 (1.75m) x 5'5 (1.65m)

BEDROOM 2

12'6 (3.81m) x 12'1 (3.68m)

BATHROOM

7'5 (2.26m) x 6'4 (1.93m)

TENURE

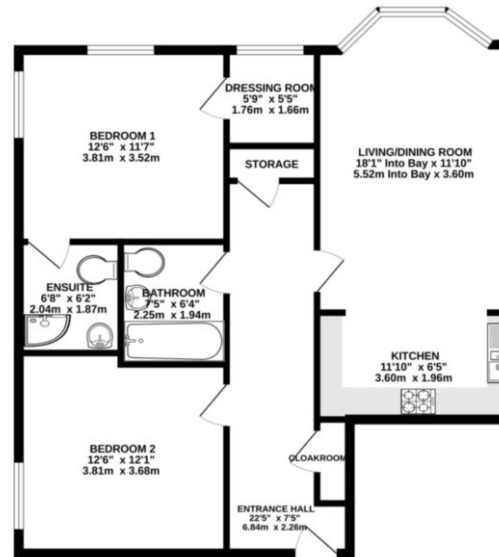
Leasehold

999 year lease with 981 years remaining.

Service Charge £926.16 per annum.

Ground Rent £125.00 per annum.

FIRST FLOOR



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