



**GASCOIGNE
HALMAN**

WESTFIELD HOUSE, BURTON ROAD, WEST
DIDSBURY

THE AREAS LEADING ESTATE AGENT



WESTFIELD HOUSE, BURTON ROAD, WEST DIDSBURY

£300,000

A stunning and immaculately presented two double bedroom lower ground floor apartment situated within the heart of West Didsbury and only a short walk from Burton Road with its array of bars, restaurants and superb transport links. The apartment boasts a private entrance and spacious accommodation throughout, two good sized double bedrooms, modern fitted kitchen and a living/dining room with french doors overlooking the sun terrace. The property offers an allocated parking space within a secure gated car park.



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 Station on Burton Road will provide easier access into Manchester City Centre and the Media City.



This spacious apartment is set within an impressive period conversion offering well-proportioned rooms throughout. The apartment enjoys a fantastic location within walking distance to the popular Burton Road with its array of boutiques, bars, restaurants and excellent transport links.

The accommodation consists of a private entrance door which access's the entrance hallway, superb living/dining room with double patio doors leading to the outdoor terrace, modern dining-kitchen, two good sized double bedrooms, en-suite shower room and modern fitted bathroom.

The paved outdoor terrace provides ample space for garden furniture and bbq perfect for summer entertaining, walled boundaries and steps leading to the communal areas. The apartment has its own allocated parking space within the secure gated car park.

DIRECTIONS

M20 2DH

ENTRANCE HALLWAY

7'4 (2.24m) x 2'3 (0.70m)

LIVING/DINING ROOM

13'5 (4.09m) x 16'6 (5.03m)

KITCHEN

10'0 (3.05m) x 9'4 (2.84m)

BEDROOM 1

12'7 (3.84m) x 12' (3.66m)

EN-SUITE

7'4 (2.24m) x 4'8 (1.42m)

BEDROOM 2

11'6 (3.51m) x 11'2 (3.4m)

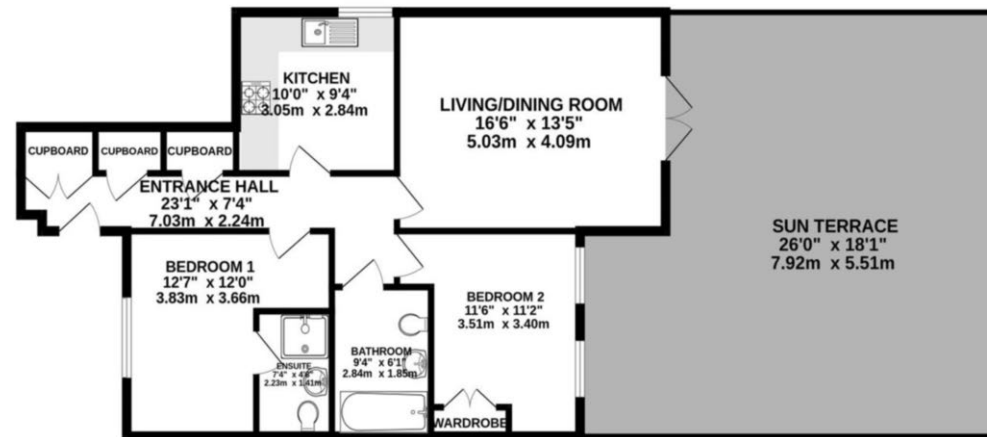
BATHROOM

9'4 (2.84m) x 6'1 (1.85m)

LEASEHOLD

150 Years with 130 years remaining.
Ground Rent £175 per annum.
Service Charge £323.00 per quarter.

LOWER GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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