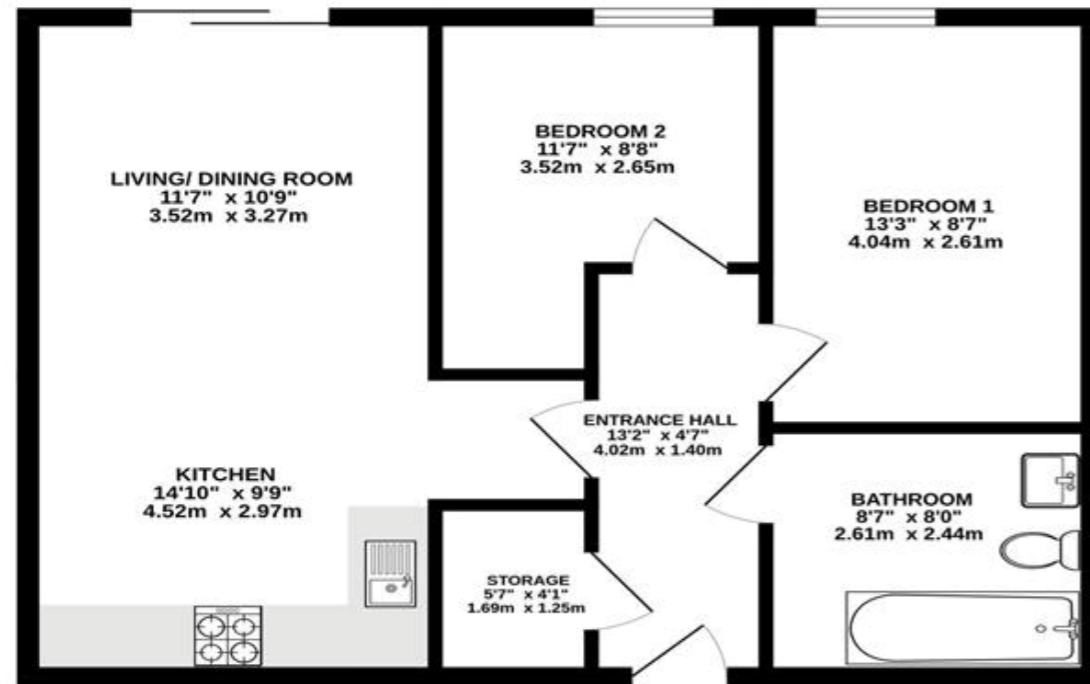
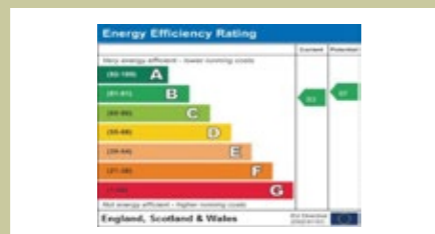


102 GEORGIA AVENUE
 West Didsbury
£225,000

FIRST FLOOR
 595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq ft. (55.3 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Mirosoft ©2024



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 beautifully presented and spacious modern apartment offering two good-size double bedrooms, large open-plan living dining room, contemporary kitchen and bathroom and ample storage. Situation on a popular modern development only moments from the heart of West Didsbury and the vibrant Burton Road with its array of boutiques, bars and restaurants. Only a short walk to the local Metrolink and easy access to Manchester city centre.

GASCOIGNE HALMAN

- Modern Two Bedroom Apartment
- Contemporary Kitchen And Bathroom
- Two Good-Size Double Bedrooms

- Allocated Resident Parking
- Convenient Location Moments From The Heart Of West Didsbury And Metrolink
- Ideal for fist time buyers and investors alike

£225,000

102 GEORGIA AVENUE

West Didsbury



DESCRIPTION

We are pleased to introduce this modern two bedroom apartment which is conveniently situated moments from West Didsbury and excellent transport links.

Offering well-presented accommodation throughout the property offers excellent internal space and comprises; welcoming entrance hallway with useful storage, modern bathroom with three piece suite, two good-size double bedrooms, contemporary kitchen with attractive units and integrated appliances with an opening to a good-size living/dining room with sliding doors and Juliet balcony.

The property comes with allocated resident and visitor parking and enjoys a sought after location with easy access to Manchester centre and only a short walk to the popular Burton Road area of West Didsbury making it perfect for a first time buyer or investor alike.

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 Station on Lapwing Lane will provide easier access into Manchester City Centre and the Media City.

DIRECTIONS

M20 1LX

TENURE

Leasehold, 250 Year lease with 238 years remaining. Ground Rent £75.00 every 6 months. Service Charge £964.09 every 6 months.

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. Council Tax Band: C

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN