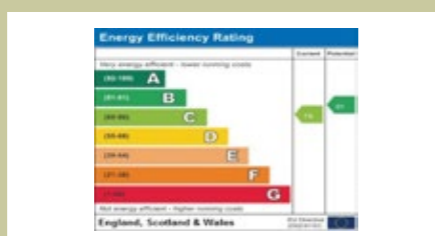


TOTAL FLOOR AREA: 1098 sq.ft. (102.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Didsbury
739, Wilmslow Road, DIDSBURY M20 6RN
0161 445 7474 didsbury@gascoignehalman.co.uk

gascoignehalman.co.uk



A unique and very well presented duplex apartment located on the ground and first floor. Boasting spacious accommodation throughout and situated in the ever popular Didsbury point development and only a short stroll to Burton Road with its array of bars, boutiques, restaurants and excellent transport links. Measuring an impressive 1098 sq ft over two floors and offers allocated parking and use of a communal patio area.

GASCOIGNE HALMAN

- An immaculate and spacious duplex apartment
- Situated in the popular Didsbury Point development
- Superb open plan Living/Dining Kitchen
- Two good sized double bedrooms and two contemporary bathrooms

- Allocated parking, rear patio and well kept communal gardens
- Close to Burton Road with its array of bars, restaurants and excellent transport links

£300,000

GEORGIA AVENUE

West Didsbury



DESCRIPTION

Internally the property comprises of a spacious and immaculately presented modern open plan living/dining kitchen with attractive french doors overlooking the rear patio, the modern fitted kitchen benefits from integrated appliances while useful storage cupboard and a W/C completes the ground floor.

To the first floor there are two good sized double bedrooms both with fitted wardrobes and the master benefiting from a contemporary fitted shower room and further useful storage cupboard, a generous bathroom serves the other bedroom.

Externally there are well kept communal gardens to the rear, allocated parking and use of a patio area outside the living room.

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

DIRECTIONS

M20 1LY

TENURE

Leasehold. 250 Year lease with 238 years remaining. Ground Rent £150 per annum. Service Charge £3600 per annum.

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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GASCOIGNE HALMAN