



**GASCOIGNE
HALMAN**

DRAYTON MANOR, PARRS WOOD ROAD, EAST
DIDSBURY

THE AREAS LEADING ESTATE AGENT



DRAYTON MANOR, PARRS WOOD ROAD, EAST DIDSBURY

£245,000.00

A spacious two double bedroom first floor apartment in need of modernisation throughout. Located in a secluded and quiet position within one of Didsbury's most sought after locations. Stunning leafy views and within walking distance to excellent transport links, Fletcher Moss Park and Didsbury Village. This property is offered to the market with No Vendor Chain and would be perfect for an array of buyers looking to add their own stamp to a property and comes with a separate garage.



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 Kingsway (A34) 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 Parrs Wood High School.



Situated within a quiet and leafy location close to Didsbury village, local amenities and excellent transport links. The property is in need of modernisation throughout and is ideal for a wide range of buyers.

Internally the accommodation comprises:- welcoming entrance hallway with useful storage cupboard, two excellent sized double bedrooms both benefiting from built in wardrobes, a light and airy open plan spacious living/dining room, fitted kitchen and bathroom completes the internal accommodation.

Externally to the front of the property there are well maintained communal gardens with views of Didsbury Lawn Tennis Club and parking for residents. To the rear there are further communal gardens with a terrace off the living room. The property benefits from its own private garage.

Offered to the market with No Vendor Chain.

DIRECTIONS

M20 5GJ

LIVING ROOM

13'6 (4.11m) x 15'6 (4.72m)

BALCONY

12'9 (3.89m) x 1'9 (.53m)

DINING ROOM

10'8 (3.25m) into x 8'3 (2.51m) into bay

KITCHEN

7'3 (2.21m) x 9'9 (2.97m)

BEDROOM 1

15'7 (4.75m) x 10'5 (3.18m)

BEDROOM 2

10'2 (3.1m) x 9'9 (2.97m)

BATHROOM

5'5 (1.65m) x 9'9 (2.97m)

TENURE

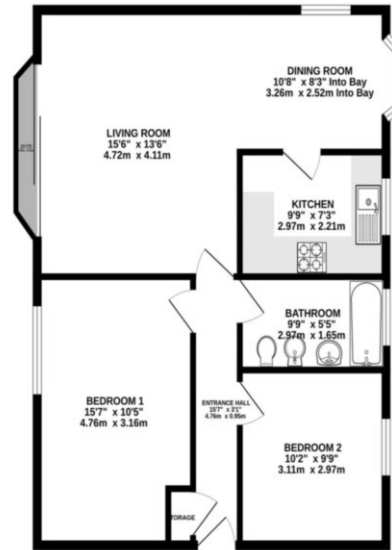
Leasehold.

999 year lease as of 1982 with 957 years remaining.

Ground Rent £25.00 per annum.

Service Charge £110.00pcm.

FIRST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq ft. (67.5 sq m.) approx.
Measurements are approximate. Not to scale. Not for purposes only.
Drawn with AutoCAD 2012.

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DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

Elm House, 739 Didsbury Road, Manchester, M20 6RN

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