



**GASCOIGNE
HALMAN**

SIBSON COURT, SIBSON ROAD, CHORLTON

THE AREAS LEADING ESTATE AGENT

| £190,000.00

A spacious purpose built second floor apartment within walking distance to Chorlton Village and excellent transport links. Two good sized double bedrooms, light and airy open plan living/dining room, modern fitted separate kitchen and a contemporary three piece bathroom suite. Well kept communal gardens to the front and side of the block and ample resident parking to the rear. Offered to the market with No Vendor Chain.

The accommodation briefly comprises: communal areas, private entrance hallway, generous living/dining room, separate modern fitted kitchen, master bedroom with built in wardrobe, second double bedroom and a contemporary bathroom fitted with a three piece suite and over bath shower.

Externally there are well kept communal gardens to the front and rear and resident parking. The property is accessed via a secure entrance with telephone entry and offered to the market with No Vendor Chain.

DIRECTIONS

M21 9RG

DIDSBURY OFFICE

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

LOCATION

Chorlton is proving a popular location due to its excellent transport links with Manchester Airport and the national motorway network along nearby Princess Road. The centre of Chorlton has a wide range of shops that more than cater for everyday shopping requirements. Bars and restaurants here cater for all tastes. Chorlton Water Park running along the River Mersey is also popular with residents as is Chorlton Green. Schools and recreational facilities in the area are also good.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

13'1 (3.99m) x 5'5 (1.65m)

LIVING/DINING ROOM

15'2 (4.62m) x 16'2 (4.93m)

KITCHEN

6'3 (1.91m) x 9'8 (2.95m)

BEDROOM 1

12'6 (3.81m) x 11'6 (3.51m)

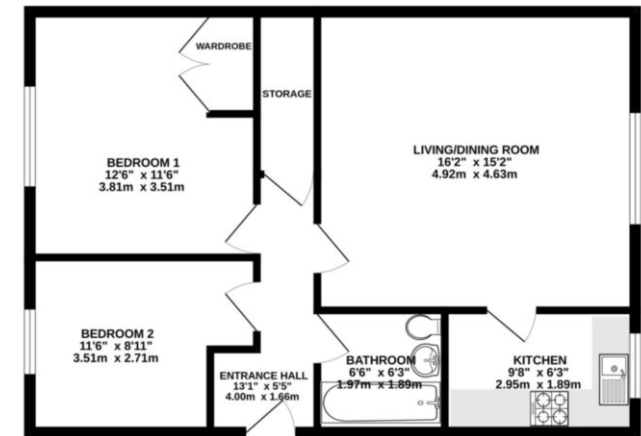
BEDROOM 2

8'11 (2.72m) x 11'6 (3.51m)

BATHROOM

6'3 (1.91m) x 6'6 (1.98m)

SECOND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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