



**GASCOIGNE  
HALMAN**

BARLOW MOOR ROAD, DIDSBURY, EPC:C/COUNCIL  
TAX BAND A

---

THE AREAS LEADING ESTATE AGENT



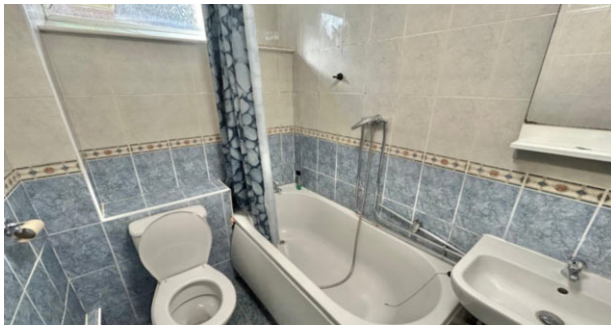
## BARLOW MOOR ROAD, DIDSBURY, EPC:C/COUNCIL TAX BAND A

**£135,000.00**

**\*\*PRICED TO SELL\*\*** A one double bedroom apartment forming part of an attractive period conversion only moments from Didsbury Village and local amenities. Open-plan living/dining room, kitchen and bathroom, double bedroom, off-road parking and garage. Sold with no vendor chain. Whilst requiring cosmetic updating this property is perfect for first time buyers and buy-to-let investors alike.

There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Barlow Moor Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.





Situated only a short stroll to Didsbury village, this one bedroom apartment is perfect for first time buyers or investors alike.

Forming part of an attractive period conversion the property is located on the lower ground floor and comprises:- entrance hallway, large double bedroom, fitted bathroom with three piece suite and an open-plan living/dining room opening to a fitted kitchen.

The property also comes with resident off-road parking, garage and secure telephone entry.

Ideal location moments from local amenities, Didsbury Metrolink and easy access to all major transport links and Manchester city centre.

**DIRECTIONS**

M20 2GJ

**IN FURTHER DETAIL THE ACCOMMODATION COMPRISES**

**LOWER GROUND FLOOR**

**ENTRANCE HALLWAY**

3.28m(10'9") x 1.96m(6'5")

**LIVING/DINING ROOM**

4.67m(15'4") into bay x 4.17m(13'8")

**KITCHEN**

1.68m(5'6") x 2.84m(9'4")

**BEDROOM 1**

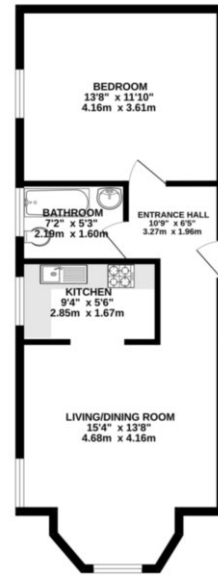
3.61m(11'10") x 4.17m(13'8")

**BATHROOM**

5'3 (1.6m) x 7'2 (2.18m)

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

LOWER GROUND FLOOR  
493 sq ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 493 sq ft. (45.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Hologram 12/22

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.

## DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

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

**GASCOIGNE  
HALMAN**