



**GASCOIGNE
HALMAN**

BARLOW MOOR ROAD, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



BARLOW MOOR ROAD, WEST DIDSBURY

£300,000.00

A generous, light and airy three double bedroom apartment in an attractive period conversion situated only moments from the ever popular Burton Road with its array of boutique bars and restaurants. Presented to a high standard with large living/dining room, modern fitted kitchen units, three spacious double bedrooms and contemporary three piece bathroom suite. Close to excellent transport links and offered to the market with No Vendor Chain.



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 Burton 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.



Internally the property offers well-presented accommodation throughout and comprises of welcoming entrance hallway with secure entry and useful storage cupboards, modern fitted kitchen, contemporary three piece bathroom suite, superb spacious living/dining room and three good sized bedrooms with the primary bedroom being particularly large in size and bedroom two benefiting from a walk in wardrobe.

The property comes with resident parking, well maintained communal areas and is ideally located to all major transport links for the commuter. Offered with No Vendor Chain.

DIRECTIONS

M20 2PU

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

LIVING/DINING ROOM

16'3 (4.95m) x 14'2 (4.32m)

KITCHEN

7'6 (2.29m) x 10'4 (3.15m)

BEDROOM 1

11'6 (3.51m) x 14'2 (4.32m)

BEDROOM 2

11'3 (3.43m) x 10'11 (3.33m)

BEDROOM 3

11'6 (3.51m) x 6'8 (2.03m)

BATHROOM

10'2 (3.1m) x 10'6 (3.2m)

TENURE

Leasehold.

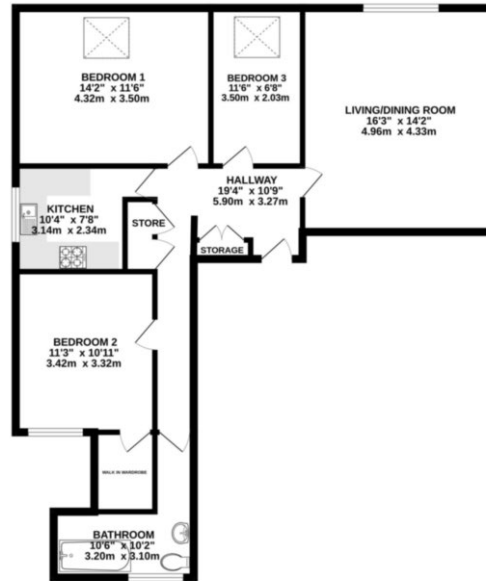
999 year lease with 978 years remaining.

Ground Rent £0 - Share of the Freehold.

Service Charge £62.50pcm.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	51 E	
21-38	F		

SECOND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq ft. (80.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustration purposes only.
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