



**GASCOIGNE  
HALMAN**

VICEROY COURT, WILMSLOW ROAD, DIDSBURY

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THE AREAS LEADING ESTATE AGENT



## VICEROY COURT, WILMSLOW ROAD, DIDSBURY

**£270,000**

An impressive and spacious three bedroom first floor apartment which is in need of modernisation and ideal for any buyer looking to add value or their own stamp. Located in the heart of Didsbury and only moments from local amenities and excellent transport links. With south facing views over Didsbury Park from the Living/Dining room and light and airy accommodation throughout. Offered to the market with a garage and 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 Kingsway (A34) 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 comprises; welcoming entrance hallway, a fitted four piece bathroom suite, fitted breakfast kitchen. Bay fronted open plan living/dining room with charming south facing tree lined views over the park. Two excellent sized double bedrooms which both benefit from built in wardrobes and a single third bedroom/office completes the internal accommodation.

Externally the property is located in the centre of Didsbury and only moments from the village with excellent local amenities and transport links. Well kept communal gardens and a garage. Offered to the market with No Vendor Chain.

### **DIRECTIONS**

M20 2RJ

### **IN FURTHER DETAIL THE ACCOMMODATION COMPRISES**

#### **ENTRANCE HALLWAY**

19'5 (5.92m) x 8'9 (2.67m)

#### **KITCHEN**

8'7 (2.62m) x 11'5 (3.48m)

#### **LIVING/DINING ROOM**

12'9 (3.89m) x 18'7 (5.66m) into bay

#### **BEDROOM 1**

12'10 (3.91m) x 12'4 (3.76m) into bay

#### **BEDROOM 2**

10'9 (3.28m) x 9'2 (2.79m)

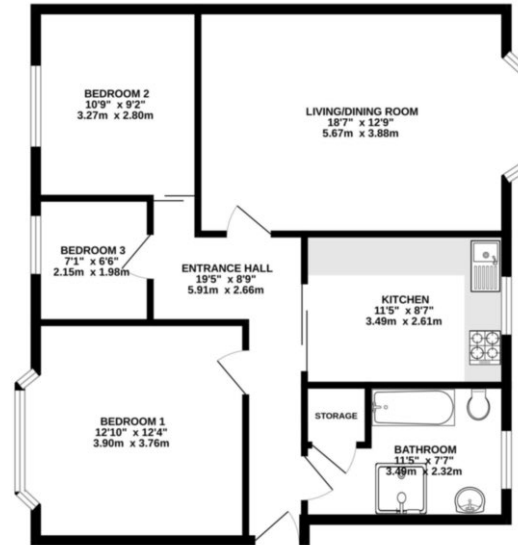
#### **BEDROOM 3/OFFICE**

7'1 (2.16m) x 6'8 (2.03m)

#### **BATHROOM**

7'7 (2.31m) x 11'5 (3.48m)

FIRST FLOOR  
802 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA: 802 sq.ft. (74.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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