

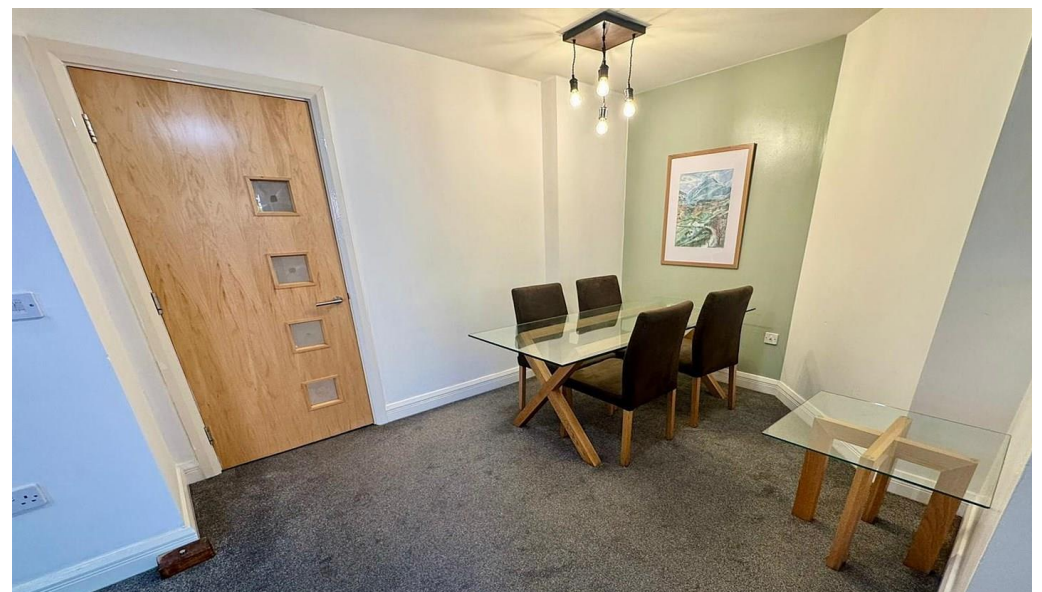


**GASCOIGNE  
HALMAN**

Withington Road, Whalley Range  
**Offers in Region of**  
**£200,000.00**

THE AREA'S LEADING ESTATE AGENCY







A spacious and well-presented two double bedroom ground floor apartment situated within a popular modern development, conveniently positioned in an excellent location within walking distance to local amenities. Entrance hallway with useful storage, living/dining room with attractive french doors, modern kitchen and a modern fitted bathroom and en suite shower room. Allocated gated parking and offered with No vendor Chain.

## Property details

- A Well Presented and Spacious Ground Floor Apartment
- Two Double Bedrooms and Two Modern Fitted Bathrooms
- Open Plan Living/Dining with Attractive French Doors
- Secure Gated Parking and Well-Maintained Communal Grounds
- Close to Local Amenities and Excellent Transport Links
- Offered with No Vendor Chain



## About this property

A bright and airy ground floor apartment set within this ever popular purpose built development.

In brief the property comprises: welcoming entrance hallway with a useful storage cupboard, large living/dining room with attractive french doors, two double bedrooms with the primary benefitting from a en suite shower room, modern fitted bathroom and a fully fitted kitchen.

Externally the property offers gated entrance and allocated parking. Offered to the market with No Vendor Chain.

Whalley Range is just 2 miles south of the city centre so is popular with commuters and those looking to live closer to the vibrant City Centre whilst being closer to Chorlton's array of bars and restaurants. Public transport is excellent with buses every few minutes to the vibrant city centre. The recently extended Metrolink tramline is proving to be very popular.







## DIRECTIONS

M16 8FB

## COUNCIL TAX BAND

B

## TENURE

Leasehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Electric

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Cable

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

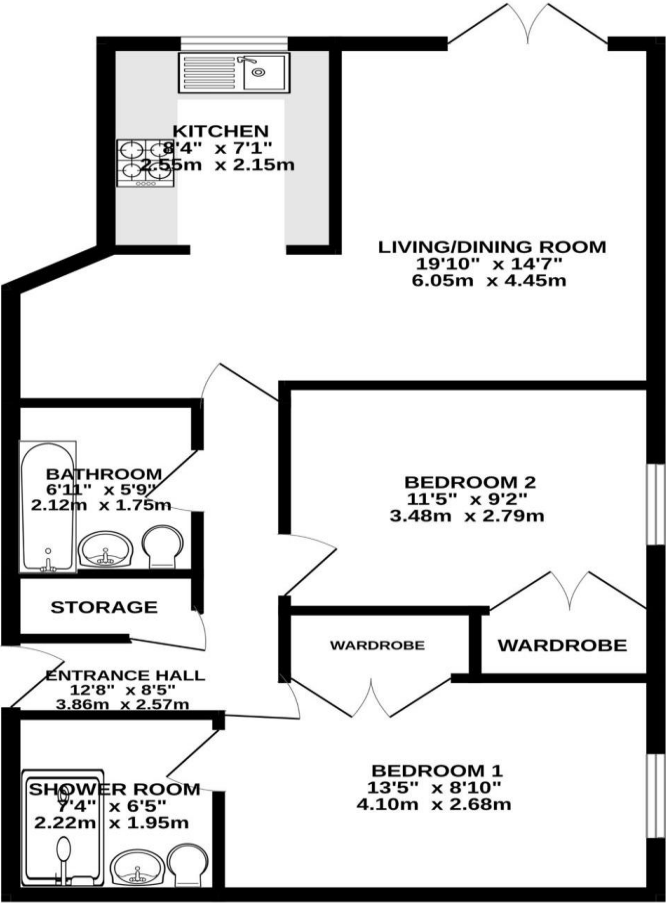
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR  
659 sq.ft. (61.3 sq.m.) approx.





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