



**GASCOIGNE
HALMAN**

Mersey Road, Didsbury
£400,000.00

THE AREA'S LEADING ESTATE AGENCY



The Yew Tree flat is a light and airy spacious first floor apartment situated in the sought after 'Mayfair Mansions' superb period conversion. Mayfair Mansions is an impressive period conversion of elegant elevations and appealing period features throughout. Boasting immaculate and well-presented fittings throughout and is located within walking distance to both Didsbury and West Didsbury villages. Offered to the market with No Vendor Chain.

Property details

- A Unique, Light and Airy Spacious First Floor Apartment
- Two Spacious Double Bedrooms and Two Stylish Bathrooms
- Modern Fitted Kitchen and Bay Fronted Living/Dining Room
- Secure Gated Entry and Ample Resident Parking
- Prime Location Within Walking Distance to both Didsbury and West Didsbury Villages, Marie Louise Gardens and Excellent Transport Links.
- Offered to the Market with No Vendor Chain



About this property

The property offers elegant décor combined with modern comforts and comprises internally; superb large entrance hallway with oak flooring and attractive ceiling cornices and plantation shutters throughout. Modern fitted kitchen, two spacious double bedrooms with the principle bedroom boasting a stylish en-suite shower room and a further three piece contemporary bathroom suite with utility space serves bedroom two. A bay fronted living/dining room with attractive feature fireplace opens on to a useful office/study space which completes the internal accommodation.

Externally the development offer secure gated entry and ample resident parking and also enjoys a prime location within walking distance to both Didsbury and West Didsbury villages, Marie Louise gardens and excellent transport links. Viewing highly recommended to appreciate the rare opportunity on offer here. Sold with no vendor chain.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Palatine Road or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. Local schooling is excellent. Didsbury has several primary schools including Beaver Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parrs Wood High School.







DIRECTIONS

M20 2PY

COUNCIL TAX BAND

D

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

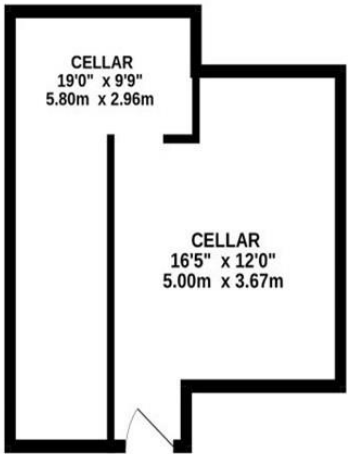
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

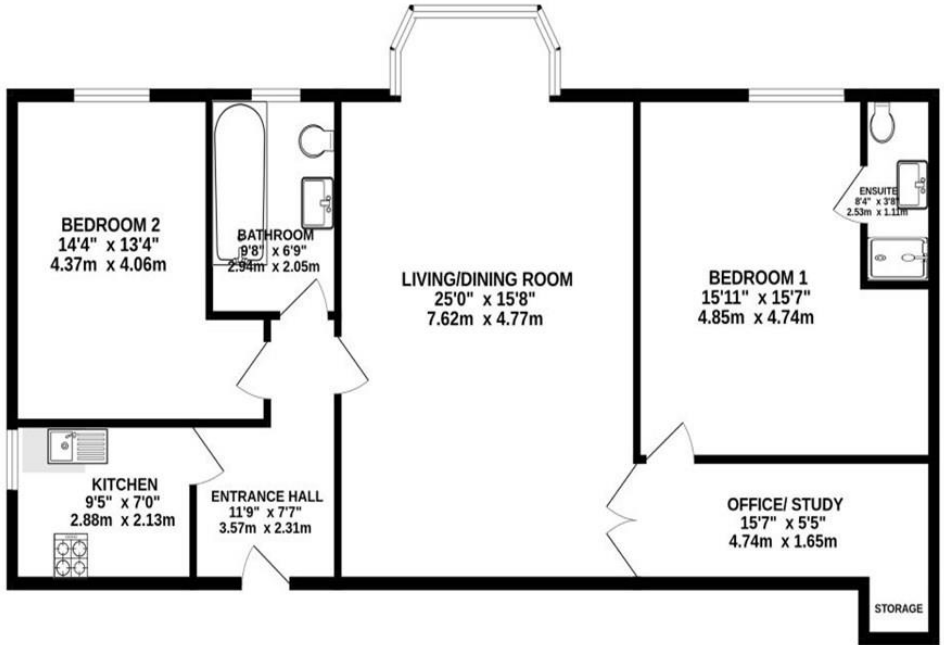
No

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.

BASEMENT
288 sq.ft. (26.8 sq.m.) approx.



GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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