

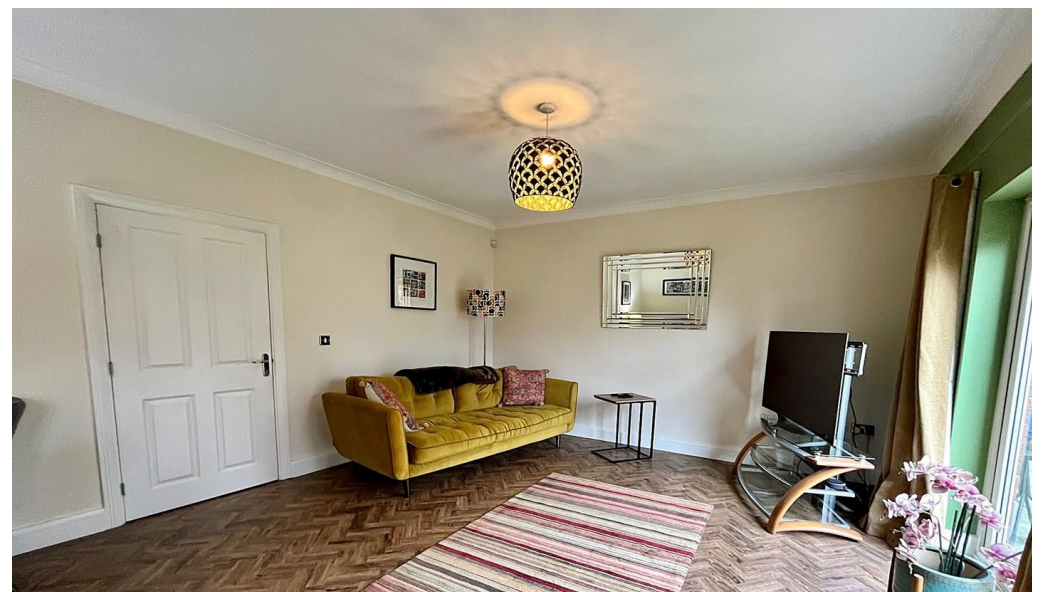


**GASCOIGNE  
HALMAN**

Barlow Moor Road, Chorlton  
**£235,000.00**

THE AREA'S LEADING ESTATE AGENCY







An immaculately presented and spacious two bedroom ground floor apartment situated within a modern development with gated parking and well-maintained communal grounds. Benefitting from easy access to Chorlton village, bus routes and a short walk to Withington Metrolink station making it an ideal property for commuting into Manchester City Centre. Having been renovated by the current owner to offer stylish and well presented accommodation throughout, this property is ideal for first time buyers and investors alike. Offered to the

## Property details

- A Well Presented and Spacious Ground Floor Apartment
- Completely Refurbished and Renovated by the Current Owner To Boast Immaculate Accommodation
- Two Good Sized Bedrooms, Stylish En-Suite Shower Room and Contemporary Bathroom Suite
- Superb Open Plan Living/Dining Room and Modern Fitted Kitchen
- Well Kept Communal Gardens, Secure Gated Development and Allocated Parking
- Offered to the Market with No Vendor Chain



## About this property

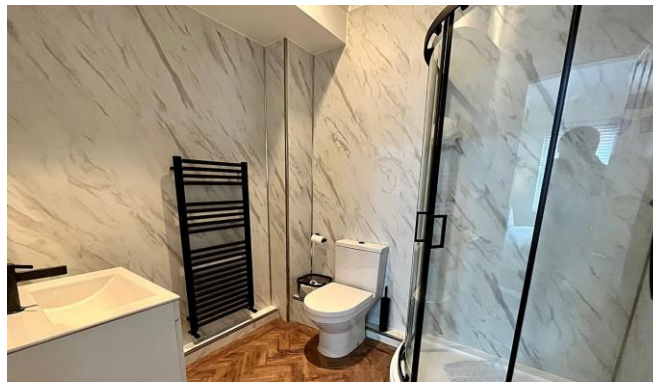
In brief the accommodation comprises of a large entrance hallway with a useful storage cupboard. Two good sized bedrooms, with the primary bedroom benefiting from a stylish three piece en-suite shower room. A contemporary bathroom suite serves bedroom two. A spacious, light and airy open plan living/dining room boasts French doors overlooking the well-kept communal gardens and Karndean flooring. A superb modern fitted kitchen with integrated appliances completes the internal accommodation.

The property includes an allocated parking space within the secure gated communal grounds, intercom system and is located within close proximity to excellent transport links, Chorlton and West Didsbury villages.

Offered to the market with No Vendor Chain.















## DIRECTIONS

M21 7AY

## COUNCIL TAX BAND

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## 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

## 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

Ask Agent

## 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

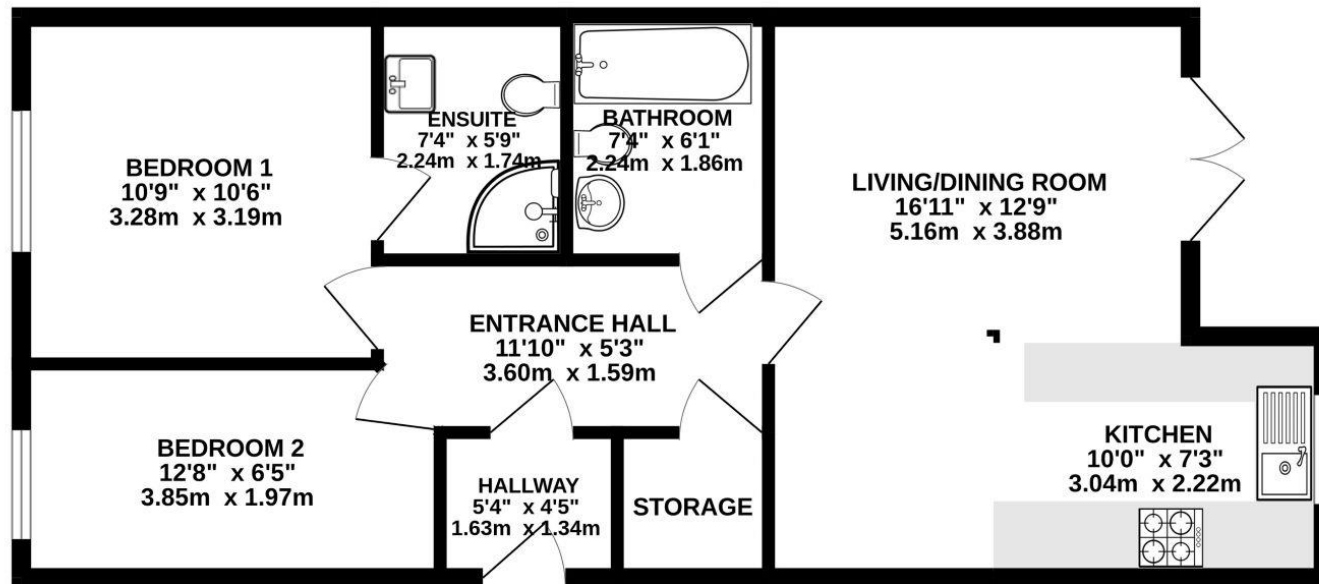
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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## GROUND FLOOR 627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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THE AREA'S LEADING ESTATE AGENCY

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