



**GASCOIGNE  
HALMAN**

Wilmslow Road, Didsbury  
**£350,000.00**

THE AREA'S LEADING ESTATE AGENCY





A recently renovated and spacious three bedroom second floor apartment located within the heart of Didsbury Village and only a short stroll to excellent transport links. Boasting stylish interior and an high quality finish throughout, making this the ideal property for a wide range of buyers. Offering a stunning open plan living dining kitchen with integrated appliances, two contemporary shower rooms and three good sized bedrooms. Well-tended communal lawns and an allocated parking space. Offered to the market with No Vendor Chain.

## Property details

- A Recently Renovated and Spacious Second Floor Apartment
- Located in the Heart of Didsbury Village and Close to Excellent Transport Links
- Three Good Sized Bedrooms and Two Contemporary Shower Rooms
- Spacious Open Plan Living/Dining and Recently Renovated Kitchen
- Gated Secure Allocated Parking and Well-Kept Communal Garden
- Offered to the Market with No Vendor Chain





## About this property

Internally the property comprises of a welcoming entrance hallway with a useful storage cupboard. Three good sized bedrooms with the primary bedroom benefiting from an newly fitted stylish en-suite shower room. A further modern fitted shower room serves the other two bedrooms. To the end of the hallway you are greeted by a spacious and immaculately presented living dining kitchen complete with breakfast bar and integrated appliances.

Externally the property offers gated secure parking with allocated parking space, well-kept communal gardens and a balcony. 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 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.











## DIRECTIONS

M20 6UJ

## 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.

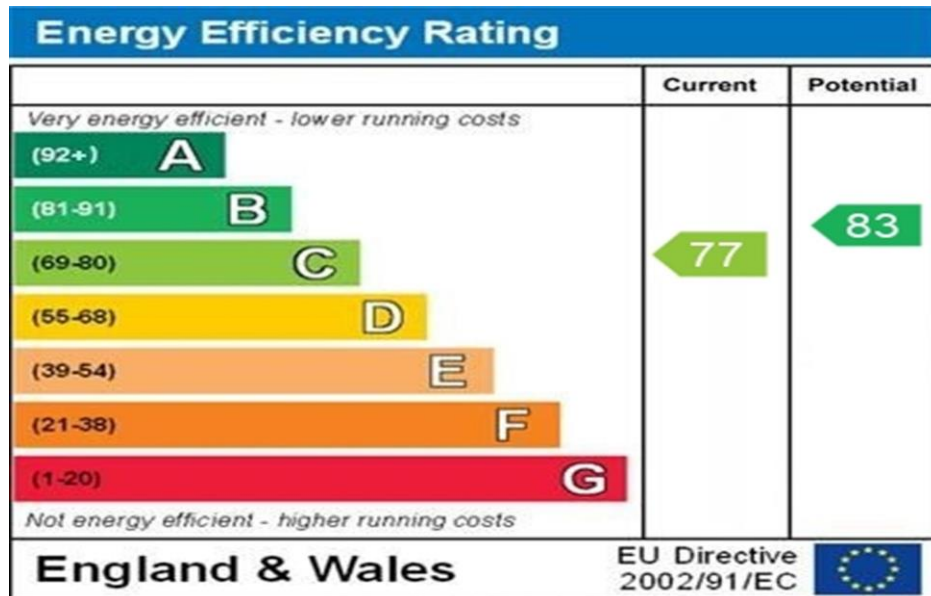
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## 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

Yes

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

No

## SOURCES OF FLOODING

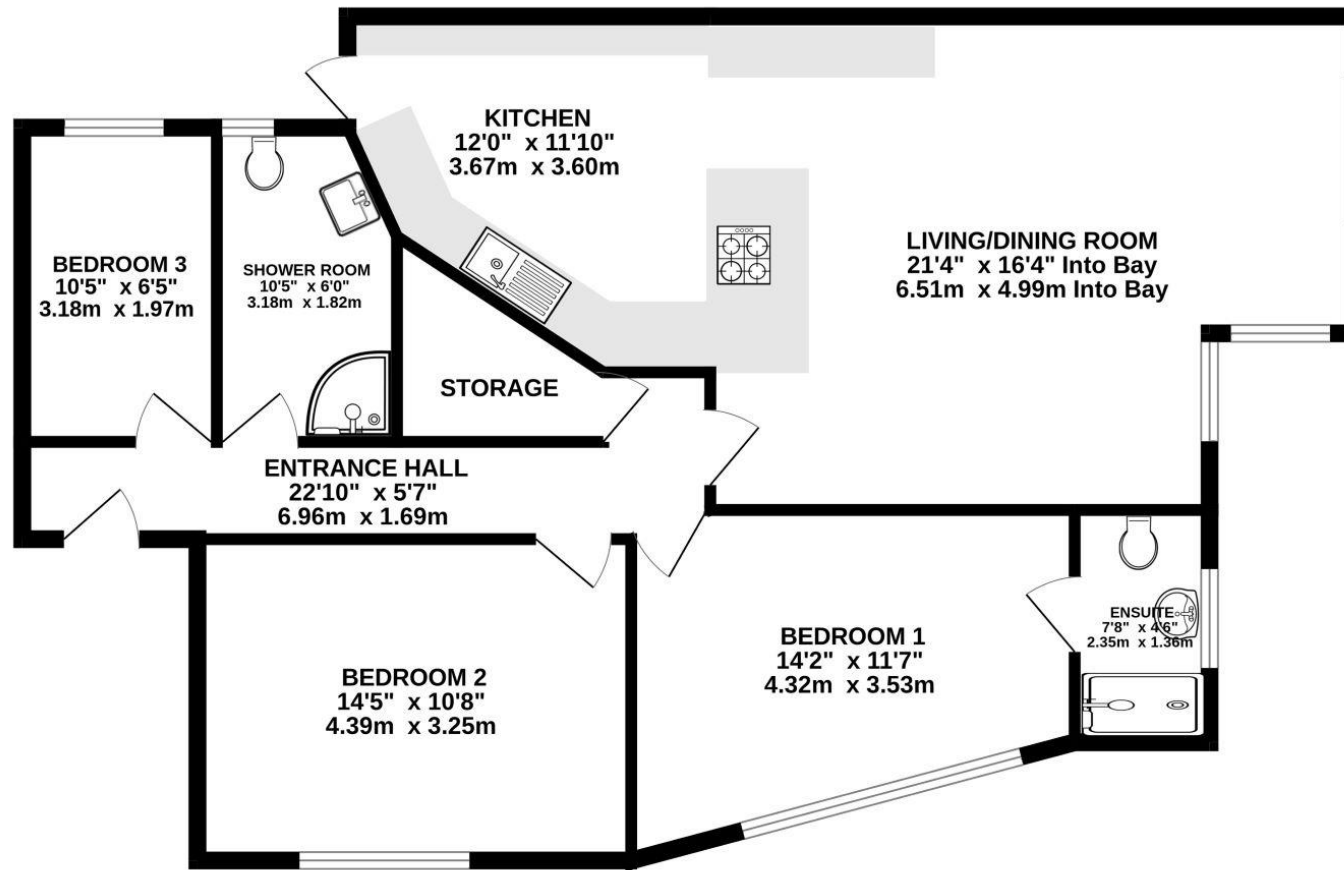
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.

## SECOND FLOOR 1006 sq.ft. (93.4 sq.m.) approx.







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