



**GASCOIGNE
HALMAN**

Ladybarn Lane, Ladybarn
£210,000.00

THE AREA'S LEADING ESTATE AGENCY



A bright and airy grade II listed cottage located only moments from excellent transport links and local amenities in the heart of Ladybarn. Offered to the market with No Vendor Chain and offering a wealth of character and charm with a modern twist. The property is ideal for a wide range of buyers.

Property details

- A Stunning Grade II Listed Cottage
- Bay Fronted Living/Dining and a Modern Fitted Kitchen
- Large Double Bedroom and a Contemporary Bathroom Suite
- Attractive Frontage and a Courtyard Rear Garden
- Close to Local Amenities and Excellent Transport Links
- No Vendor Chain



About this property

In brief the accommodation comprises of a bay fronted spacious living/dining room with an attractive log burning stove. To the rear of the ground floor there is a modern fitted kitchen which provides access to the garden.

To the first floor there is a large double bedroom and a contemporary three piece bathroom suite.

Externally the property is gated to the front and boasts an attractive frontage with mature plants. To the rear there is a walled courtyard garden.

Offered to the market with No Vendor Chain.

Ladybarn is a predominantly residential area very well located a short distance from the A34 (Kingsway), giving excellent commuter access into Manchester City Centre and the national motorway network. Ladybarn is again well located for ease of access to university and hospitals and the village centre has a range of shops that cater for day to day requirements, the larger centres of Withington and Fallowfield are nearby. Schools and recreational facilities in the area are also good and there are good rail links both in and out of the city from Mauldeth Road Station.





DIRECTIONS

M14 6RW

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.

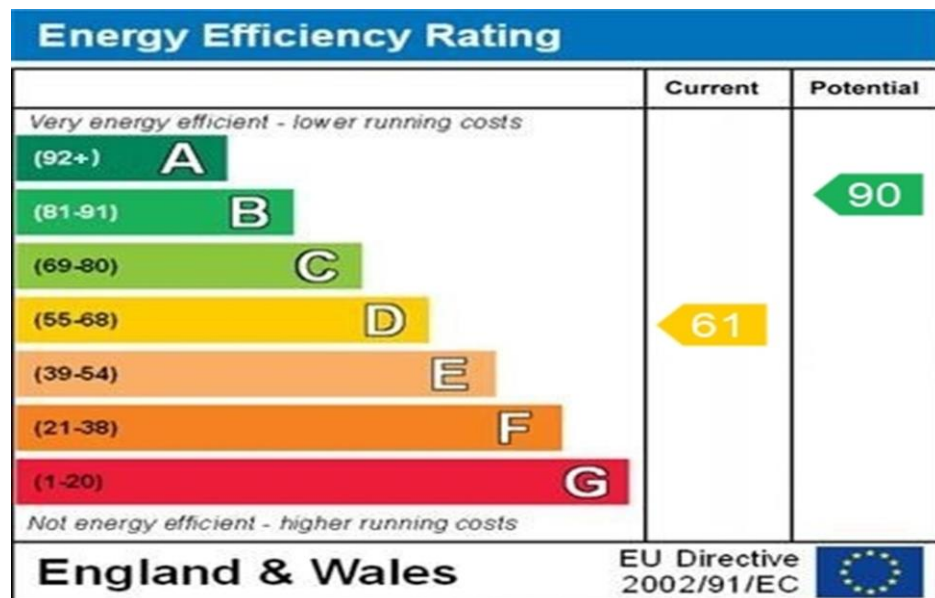
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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

None

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

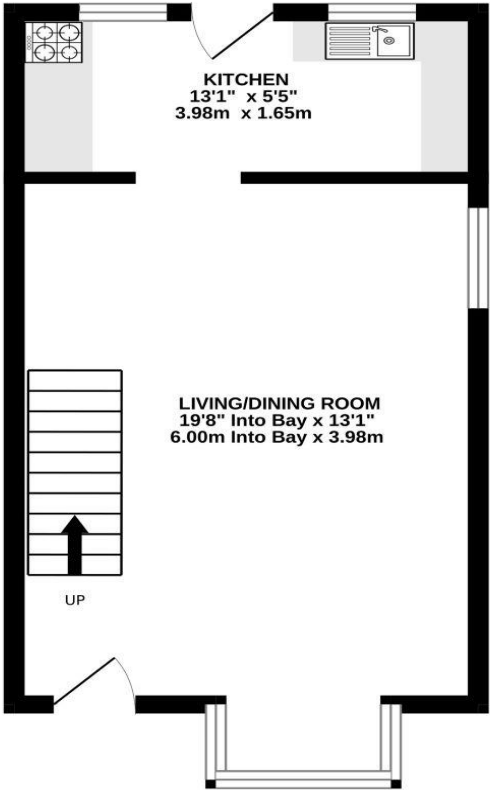
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

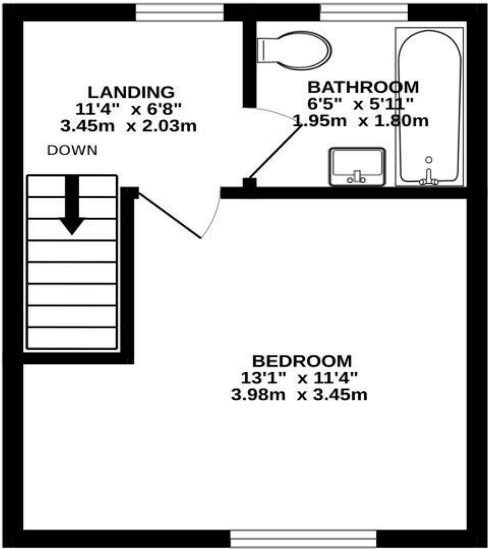
No

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GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.





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