



**GASCOIGNE  
HALMAN**

Malvern Grove, West Didsbury  
**£190,000.00**

THE AREA'S LEADING ESTATE AGENCY







A well appointed, light and airy second floor apartment situated in a highly attractive period conversion. Located at the top of a quiet cul de sac location just off the ever popular Burton Road with its array of bars, restaurants and excellent transport links. The property is ideal for both first time buyers and investors alike and benefits from resident parking and well-kept communal gardens/patio area. Internal viewing is highly recommended to appreciate the stylish finish and exceptional space on offer.

## Property details

- A Top Floor Apartment in a Period Conversion
- Dual Aspect Light and Airy Living Room and Modern Fitted Kitchen
- Large Double Bedroom and Contemporary Three Piece Bathroom Suite
- Resident Parking and Well Kept Communal Gardens
- Located on a Quiet Cul De Sac just off Burton Road, Close to Excellent Transport Links and Local Amenities
- Ideal for First Time Buyers and Investors Alike



## About this property

In brief the accommodation comprises of; an entrance hallway with ample storage, light and airy living/dining room with dual aspect windows and a velux window allowing stunning natural light. The living/dining room opens on to a well presented modern fitted kitchen. A large double bedroom with a further attractive velux window and a contemporary three piece bathroom suite completes the internal accommodation.

Externally the property is accessed by a door to the rear of the property, a driveway leads to resident parking and well-maintained communal gardens and patio area.

There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Stations on Burton Road and Lapwing Lane will provide easier access into Manchester City Centre and the Media City.









## DIRECTIONS

M20 1HT

## 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.

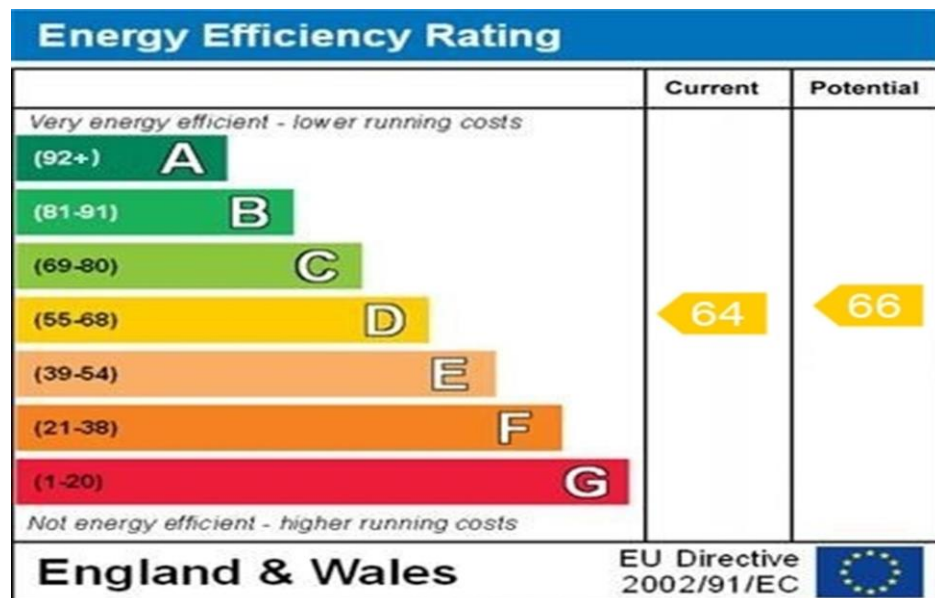
## LOCAL AUTHORITY

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 cabinet

## 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

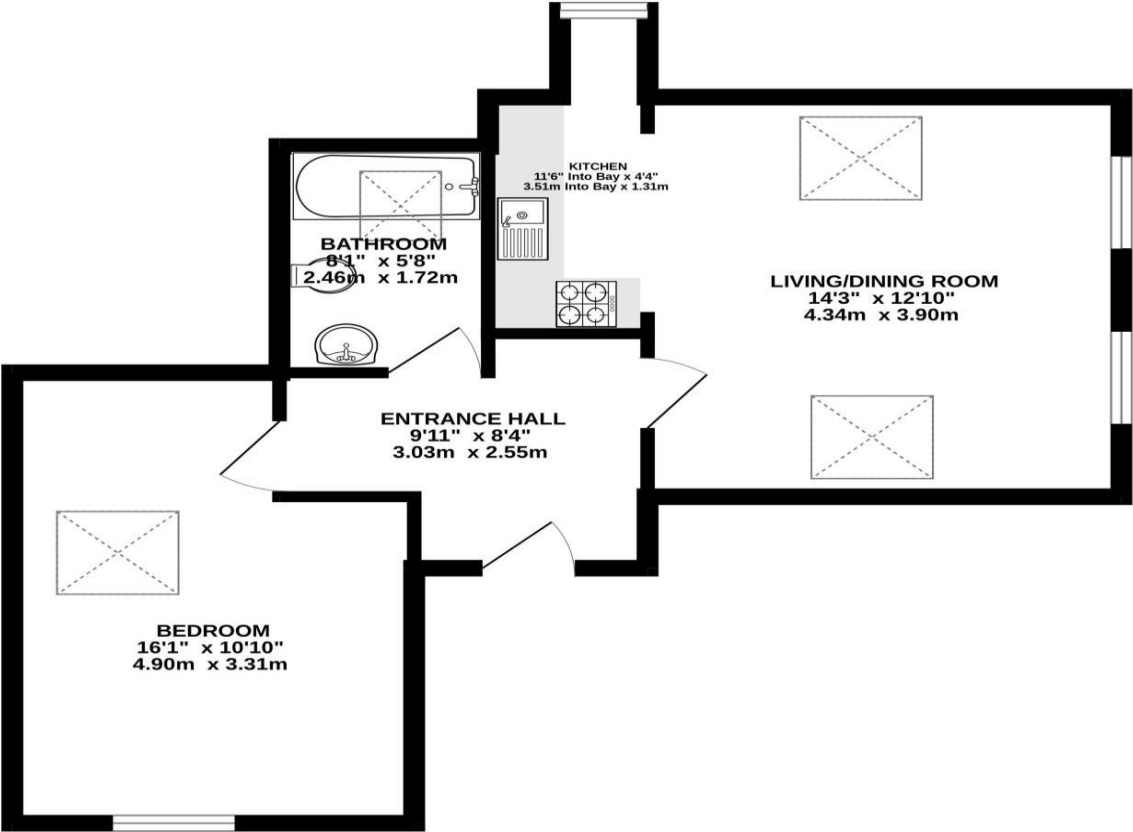
Ask Agent

## 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.

**SECOND FLOOR**  
496 sq.ft. (46.1 sq.m.) approx.





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