



**GASCOIGNE
HALMAN**

Drayton Manor, Parris Wood Road, East Didsbury
£315,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well loved two double bedroom top floor apartment located in a secluded and quiet position within one of Didsbury's most sought after locations. Stunning leafy views over Didsbury Lawn Tennis Club and within walking distance to excellent transport links, Fletcher Moss Park and Didsbury Village. This property is offered to the market with No Vendor Chain and would be perfect for an array of buyers.

Property details

- A Spacious and Stunning Top Floor Apartment
- Leafy Outlook and Stunning Views Over Didsbury Lawn Tennis Club
- Two Good Sized Double Bedrooms, En-Suite And Jack and Jill Three Piece Bathroom Suite
- Generous Open Plan Living/Dining Room With Juliet Balcony and Separate Fitted Kitchen
- Detached Garage, Resident Parking and Well Kept Communal Gardens
- Offered to the Market with No Vendor Chain



About this property

Internally the accommodation comprises:- welcoming entrance hallway with useful storage cupboard, two excellent sized double bedrooms, with the principle bedrooms benefiting from an en-suite and built in wardrobes. A fitted kitchen with integrated appliances, a generous open plan living/dining room with sliding doors giving access to a Juliet balcony overlooking Didsbury Lawn Tennis Club. A Jack and Jill bathroom serves the second bedroom and completes the internal accommodation.

Externally to the front of the property there are well maintained communal gardens with views of Didsbury Lawn Tennis Club and parking for residents. The property benefits from its own private garage.

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 5GJ

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.

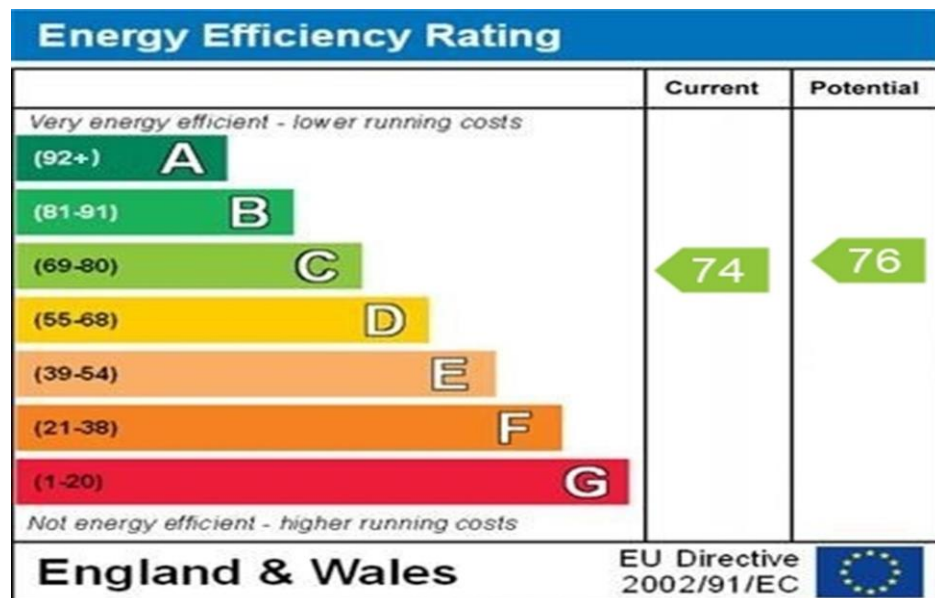
LOCAL AUTHORITY

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

None

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

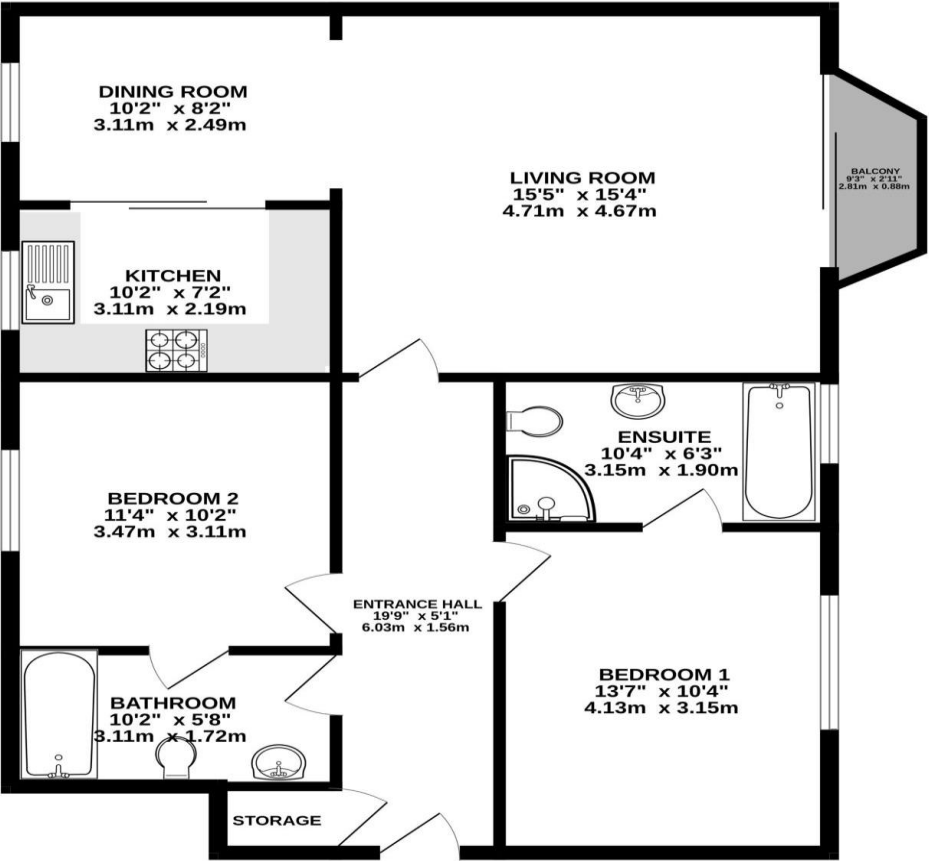
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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SECOND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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