



**GASCOIGNE
HALMAN**

Orchard Grove, West Didsbury
£350,000.00

THE AREA'S LEADING ESTATE AGENCY



A stunning and well-presented period terrace property which boasts a convenient location only moments from Burton Road with its array of bars, restaurants and excellent transport links. Having been refurbished by the current owner to benefit from stylish and contemporary fittings.

Property details

- A Stunning and Attractive Period Terrace Property
- Boasting Stylish and Well-Presented Accommodation Over Three Floors
- Light and Airy Living Room and Modern Fitted Dining Kitchen
- Two Good Sized Double Bedrooms and a Recently Refitted Shower Room
- Loft Room/Office, Courtyard Garden and Well-Maintained Communal Alleyway
- Located Moments From Burton Road with its Bars, Restaurants and Excellent Transport Links



About this property

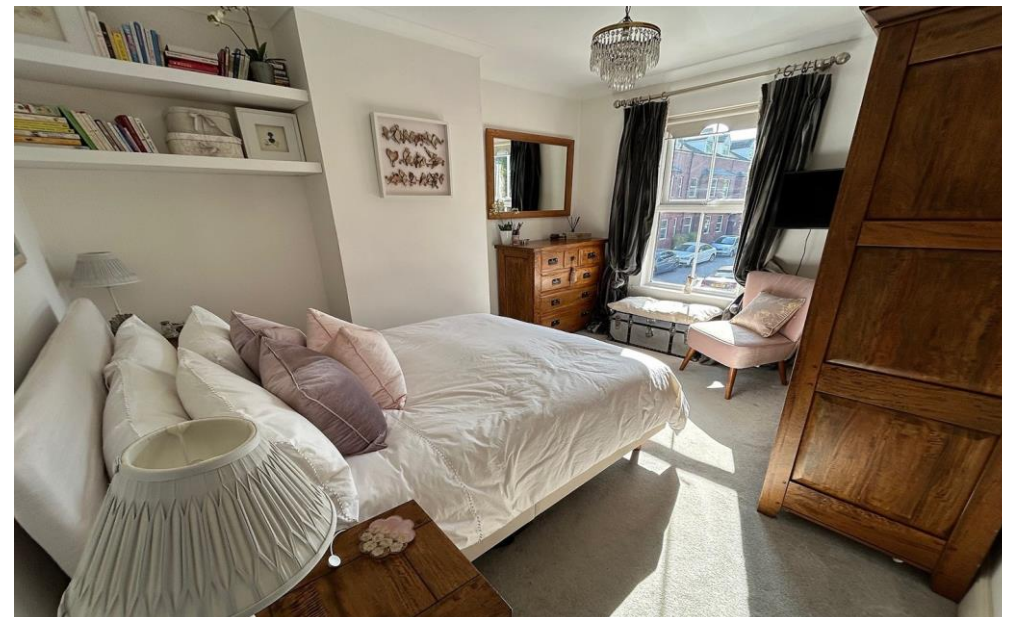
Internally the property comprises of, a light and airy living room with a feature fireplace and plantation shutters. A modern fitted dining kitchen with integrated appliances. A utility cupboard and stylish three piece shower completes the ground floor.

To the first floor there are two good size double bedrooms, with the primary bedroom being particularly large in size.

To the second floor there is an extended loft room/office with eaves storage and an attractive velux window.

Externally to the front there is an attractive frontage and the property is located a short stroll from Burton Road with its array of bars, restaurants and excellent transport links. To the rear there is a courtyard garden which leads to a well-kept communal alleyway.

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 2LB

COUNCIL TAX BAND

B

TENURE

Freehold

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

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

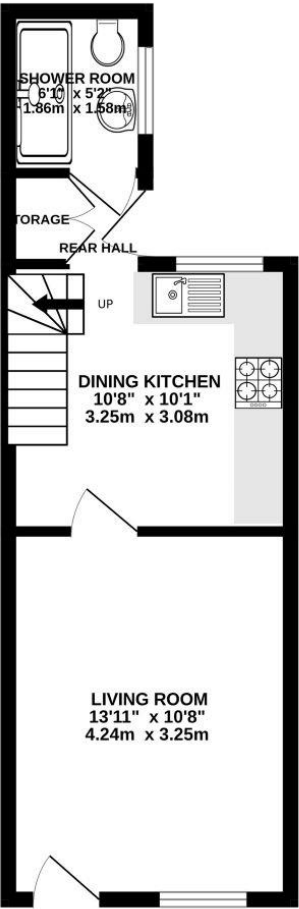
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

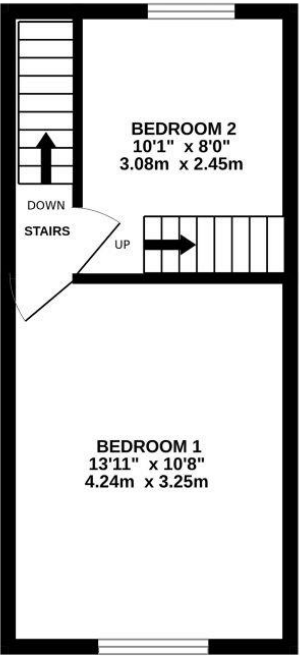
Ask Agent

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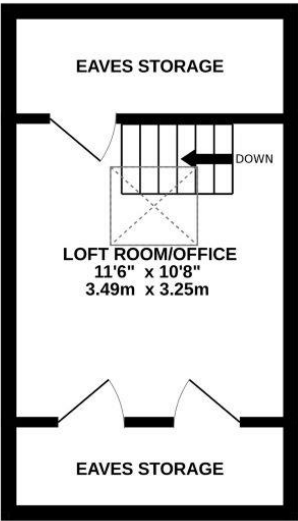
GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
256 sq.ft. (23.8 sq.m.) approx.



2ND FLOOR
202 sq.ft. (18.8 sq.m.) approx.





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