



**GASCOIGNE  
HALMAN**

Cavendish Road, West Didsbury  
**£315,000.00**

THE AREA'S LEADING ESTATE AGENCY



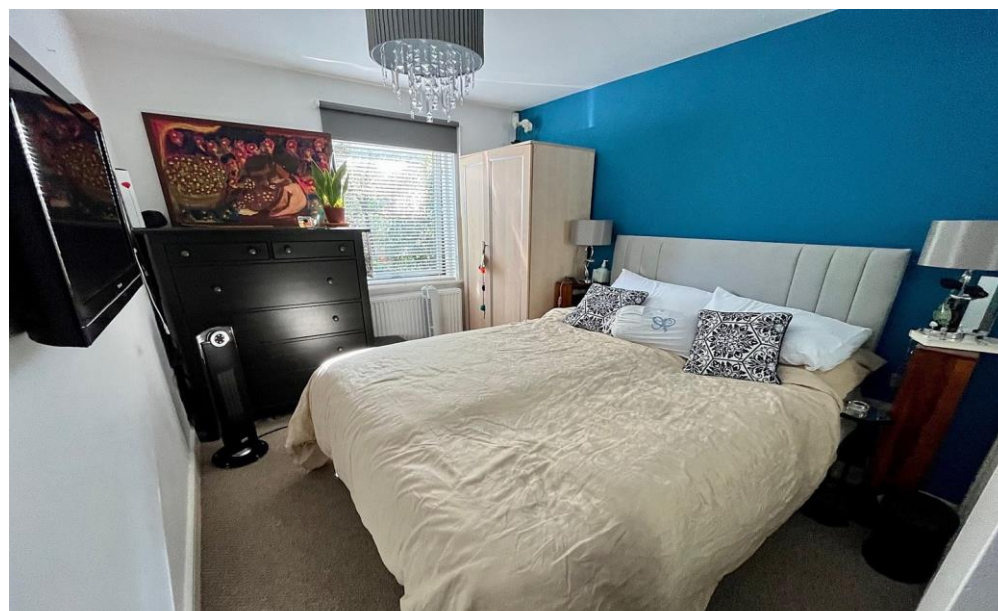




A stylish and well-appointed garden apartment located within a highly sought after development on the edge of Didsbury Point. Situated only moment from Burton Road with its array of bars, restaurants and excellent transport links. A ground floor apartment which boasts secure gated parking and is well presented throughout, this property must be viewed to appreciate the accommodation on offer.

## Property details

- A Stunning and Well-Presented Garden Apartment
- Located on the Ground Floor of a Highly Sought After Purpose Built Apartment Block
- Two Large Double Bedrooms, En-Suite Shower Room and Three Piece Bathroom Suite
- Modern Kitchen and Spacious Open Plan Living/Dining Room
- Enclosed and Private Westerly Facing Garden
- Located Close to Burton Road with its Array of Bars, Restaurants and Excellent Transport Links



## About this property

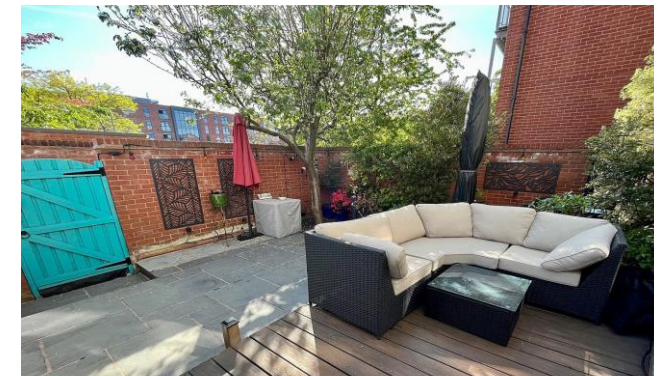
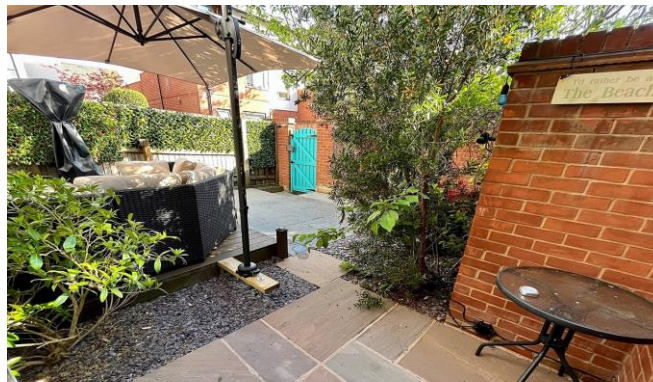
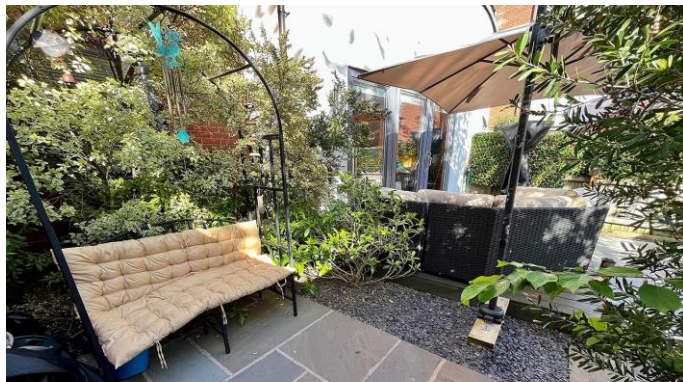
Internally the property comprises:- a welcoming entrance hallway with a useful utility cupboard and a further storage cupboard, two excellent size double bedrooms, both benefiting from built in wardrobes. The primary bedroom boasts a contemporary three piece en-suite shower room with storage and heated towel rail and overlooks the rear garden. To the end of the hallway you find the superb open plan kitchen dining/living space, the kitchen has an array of Bosch integrated appliances and there is access to the rear garden.

Externally there is secure gated parking with further visitor parking spaces. A generous and private southwest facing garden is accessed from the living room with a decked and patio area, water tap, electric plug, festoon lights, walled boundaries and enjoying plenty of light throughout the day. The property lies on a corner plot benefiting from not being overlooked.

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 Station on Burton Road will provide easier access into Manchester City Centre and the Media City.









## DIRECTIONS

M20 1LS

## 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.

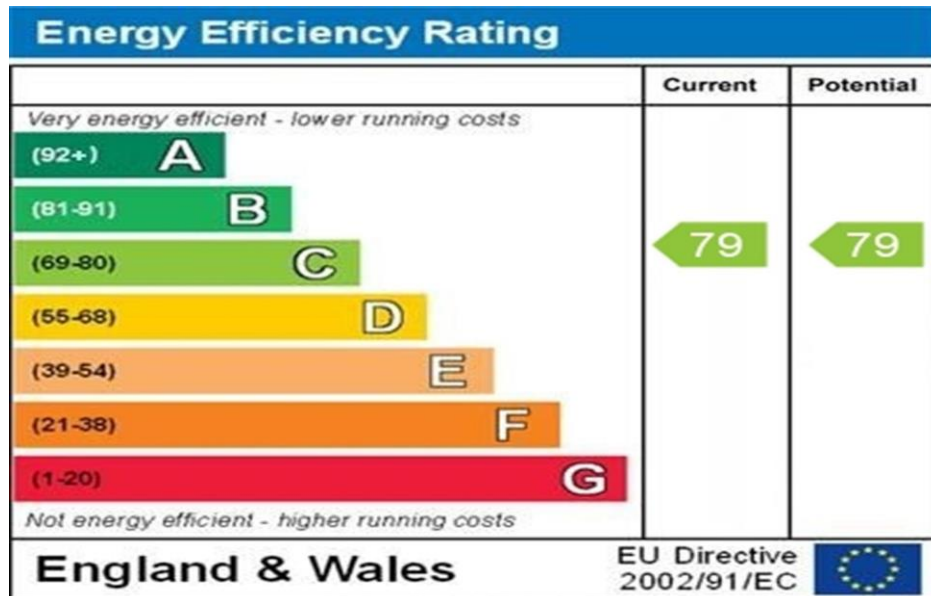
## LOCAL AUTHORITY

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

No

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

No

## SOURCES OF FLOODING

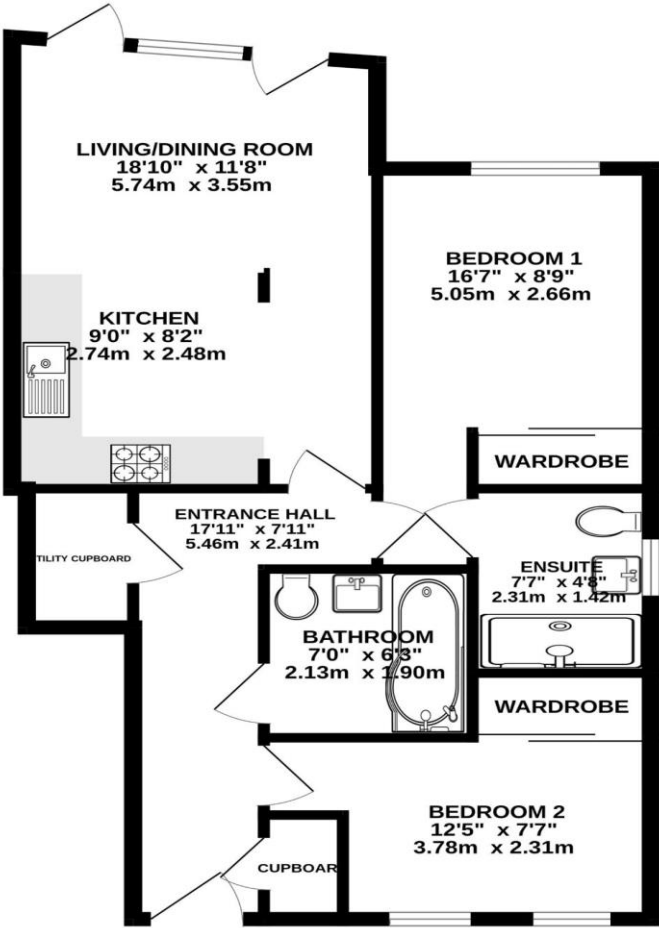
Ask Agent

## 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.

GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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