



**GASCOIGNE
HALMAN**

Highmarsh Crescent, West Didsbury
£260,000.00

THE AREA'S LEADING ESTATE AGENCY



A contemporary and spacious top floor apartment located within a purpose built block. Benefiting from immaculate decor and accommodation throughout. The block itself offers secure gated parking, well-kept communal gardens, secure entry and lift access to each floor. The property is located in a highly convenient location, only moments from Burton Road with its array of bars, restaurants and excellent transport links.

Property details

- A Superb and Well-Presented Top Floor Apartment
- Modern Open Plan Living/Dining Room and Fitted Kitchen
- Two Good Sized Bedrooms and a Three Piece Contemporary Bathroom Suite
- Southerly Facing Balcony
- Secure Entry, Gated Parking, Lift Access and Well-Kept Communal Gardens
- Close to Excellent Transport Links and Local Amenities

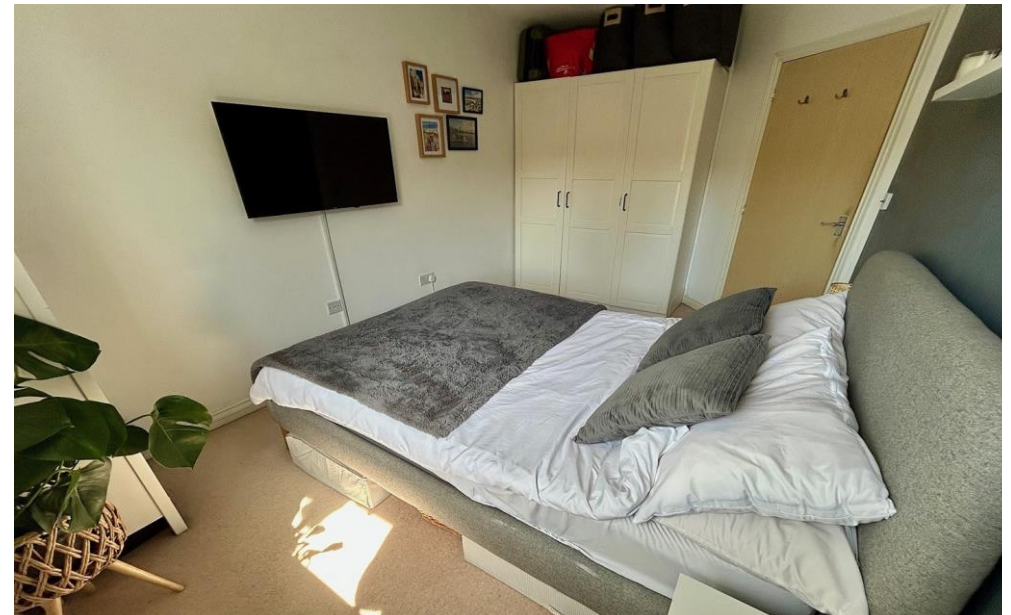


About this property

Internally the property comprises of, an entrance hallway with a useful storage cupboard. Two good sized bedrooms with the primary bedroom being particularly large in size. A three piece contemporary bathroom suite serves both bedrooms. To the end of the hallway you are greeted by a spacious, light and airy living/dining room with french doors leading out to the Southerly facing balcony. A modern fitted kitchen completes the internal accommodation

Externally the property is located in a highly sought after and convenient location, secure entry, well-kept communal gardens, secure gated parking and lift access to all floors.

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 2AN

COUNCIL TAX BAND

C

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

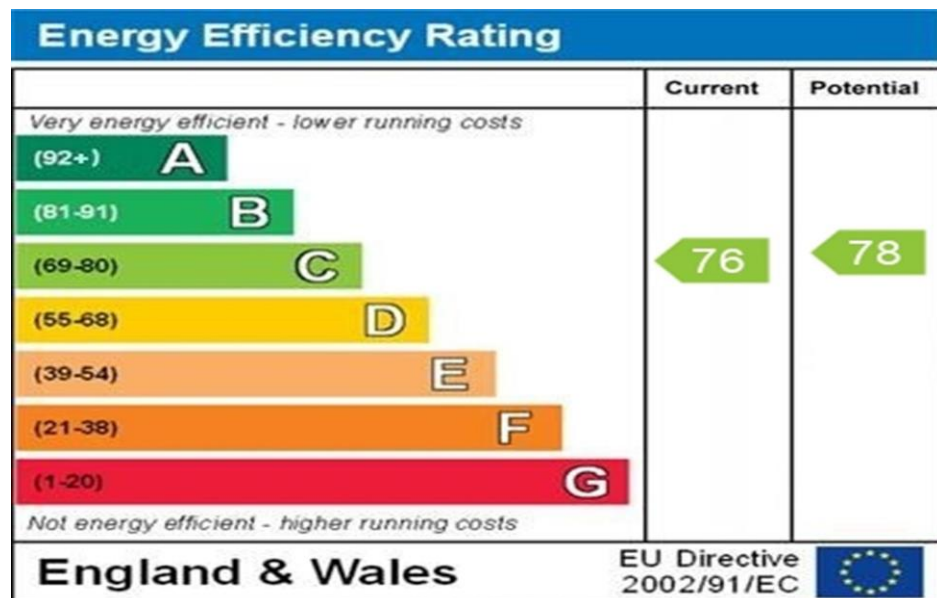
LOCAL AUTHORITY

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

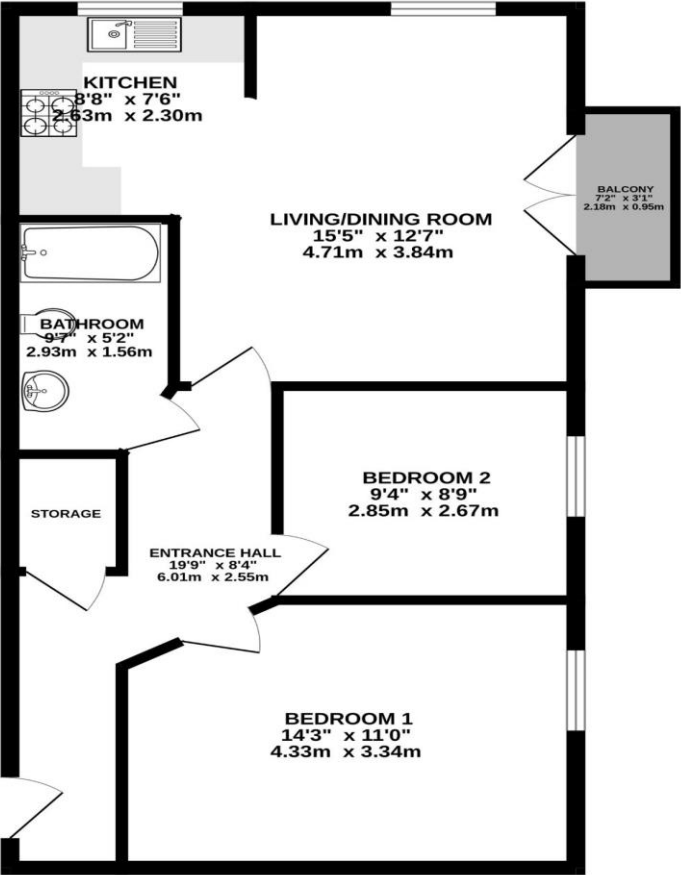
Ask Agent

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.

SECOND FLOOR
624 sq.ft. (57.9 sq.m.) approx.





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