



**GASCOIGNE
HALMAN**

Glynn Gardens, West Didsbury
£200,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and light and airy two double bedroom first floor flat with a private entrance to the side. The property is located in a highly sought after residential area and benefits from extensive gardens, off road parking and a detached garage. This property must be viewed to appreciate this unique property and the accommodation on offer. Offered to the market with No Vendor Chain.

Property details

- A Spacious First Floor Apartment
- Two Good Sized Double Bedrooms and Three Piece Bathroom Suite
- Open Plan Living/Dining Room and Modern Fitted Kitchen
- Private Entrance and Located in a Highly Sought After Location
- Off Road Parking, Generous Gardens and a Detached Garage
- Offered to the Market with No Vendor Chain



About this property

Internally you access the property via a private entrance with stairs leading to the hallway, two spacious light and airy double bedrooms, a large living/dining room with feature fireplace. A modern fitted kitchen and contemporary fitted bathroom suite completes the internal accommodation.

Externally you approach the property via a gated pathway. The property boasts extensive and generous gardens to the front and the side with off road parking and a detached garage.

Located close excellent transport links and local amenities and is offered to the market with No Vendor Chain.

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 Lapwing Lane will provide easier access into Manchester City Centre and the Media City.





DIRECTIONS

M20 2YP

COUNCIL TAX BAND

A

TENURE

Leasehold

SERVICES (NOT TESTED)

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

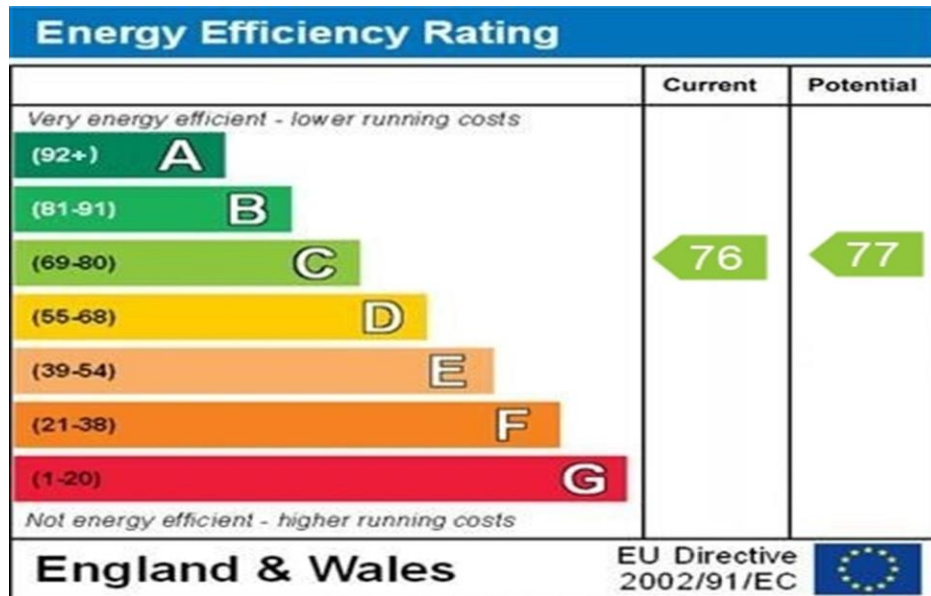
LOCAL AUTHORITY

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?

Yes

SOURCES OF FLOODING

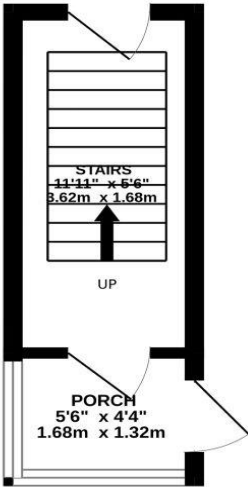
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

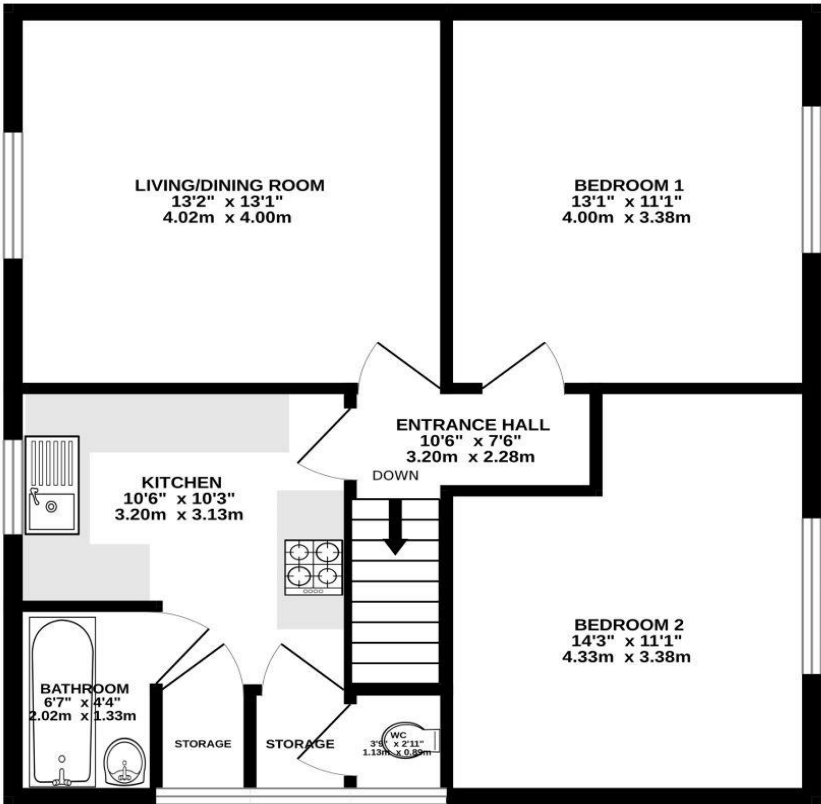
No

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
90 sq.ft. (8.3 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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