



**GASCOIGNE  
HALMAN**

Houseman Crescent, West Didsbury  
**£270,000.00**

THE AREA'S LEADING ESTATE AGENCY







A well-presented and spacious second floor apartment positioned within strolling distance of West Didsbury and the fashionable 'Burton Road'. Offering two bedrooms, open plan kitchen/living/dining area, en-suite shower room and modern bathroom. Secure parking and communal grounds. No vendor chain.

## Property details

- A modern and well-presented second floor apartment in a highly desirable location
- Lift access to all floors, entrance hallway and two useful storage cupboards
- Open plan modern kitchen/living/dining room with access to Juliette balcony
- Two double bedrooms, en-suite shower room and modern fitted bathroom
- Secure allocated parking and well maintained communal grounds
- Close to local amenities and excellent transport links



## About this property

This well-presented second floor apartment is found in a convenient setting minutes from the vibrant West Didsbury village offering bright and spacious accommodation with elevated views.

This excellent apartment comprises: welcoming entrance hall with ample storage cupboard space, a light and spacious living/dining room opening to the modern fitted kitchen. Double French doors open onto a 'Juliette' balcony providing pleasant views. Additionally, there are two double bedrooms, with the master bedroom having built in wardrobes and an en-suite shower room. A contemporary themed bathroom is then located off the hallway.

The apartment also benefits from a covered off road parking space and secure bike storage. Approached via secure communal areas with a lift 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 Lapwing Lane will provide easier access into Manchester City Centre and the Media City.







## DIRECTIONS

M20 2JQ

## 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.

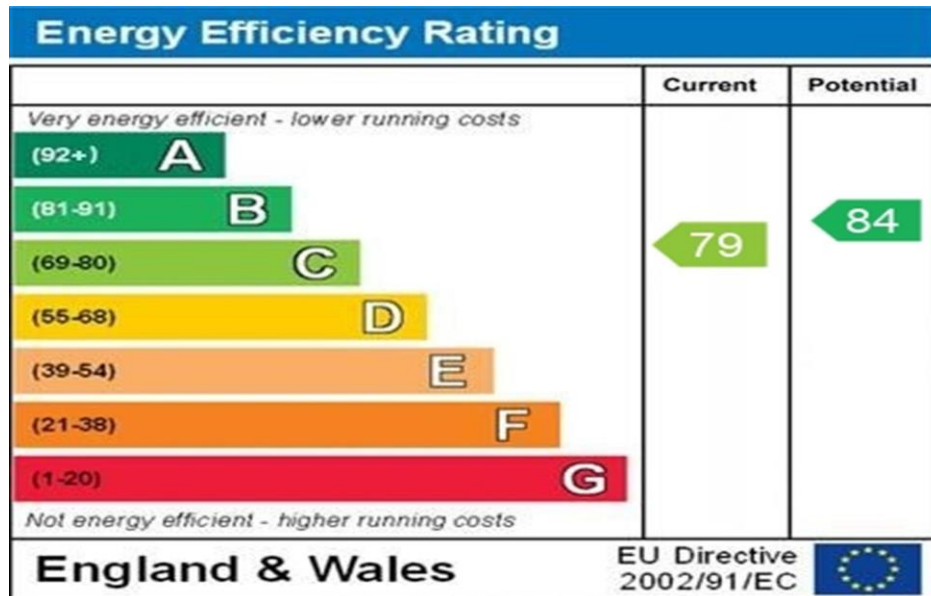
## LOCAL AUTHORITY

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 cabinet

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

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

No

## SOURCES OF FLOODING

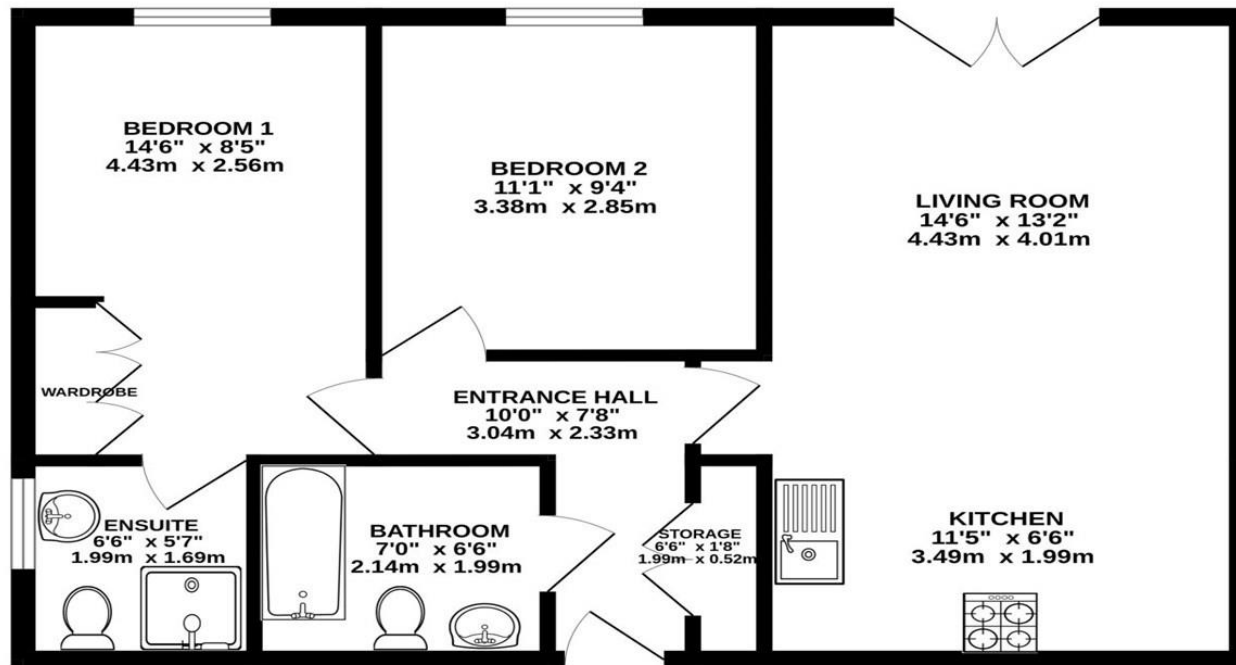
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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## SECOND FLOOR 615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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