



**GASCOIGNE  
HALMAN**

14-16 Circular Road, West Didsbury  
**£220,000.00**

THE AREA'S LEADING ESTATE AGENCY







A spacious and well-appointed first floor apartment located in a sought after residential area and offering ample features of a period conversion. Situated in one of Didsbury's most prestigious locations, close to excellent transport links and within walkable distance to Didsbury Village, Burton Road or Lapwing Lane Metrolink Station and the ever popular Burton Road. Offering resident parking to the rear of the property and permit parking to Circular Road.

## Property details

- A spacious And Well Appointed First Floor Apartment
- Entrance Hallway With Useful Storage Cupboard
- Living/Dining Room And A Fitted Kitchen
- Two Double Bedrooms And a Fitted Bathroom
- Close To Amenities And Local Transport Links
- No Vendor Chain



## About this property

Internally the property can be found on the first floor of a period conversion. The accommodation on offer comprises: entrance hallway with a useful storage cupboard, a spacious and light living/dining room, fitted kitchen, two double bedrooms and a fitted 3 piece bathroom suite.

Externally the property offers ample resident parking to the rear of the property and Circular Road benefits from permit parking on the street and a convenient location close to both Didsbury and West Didsbury villages.

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 Stations on Lapwing Lane and Burton Road will provide easier access into Manchester City Centre and the Media City.







## DIRECTIONS

M20 3LP

## 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.

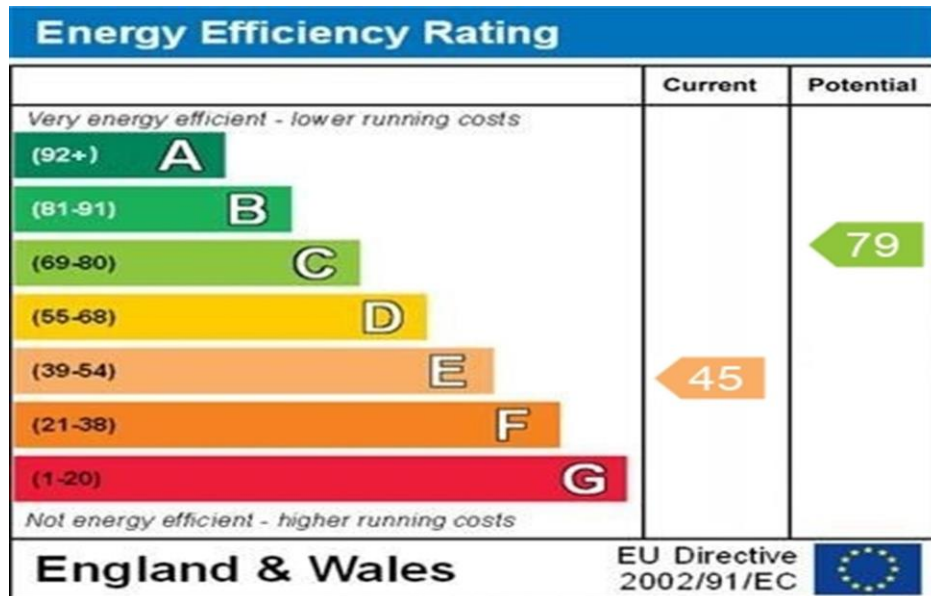
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## PRIMARY SOURCE OF HEATING

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

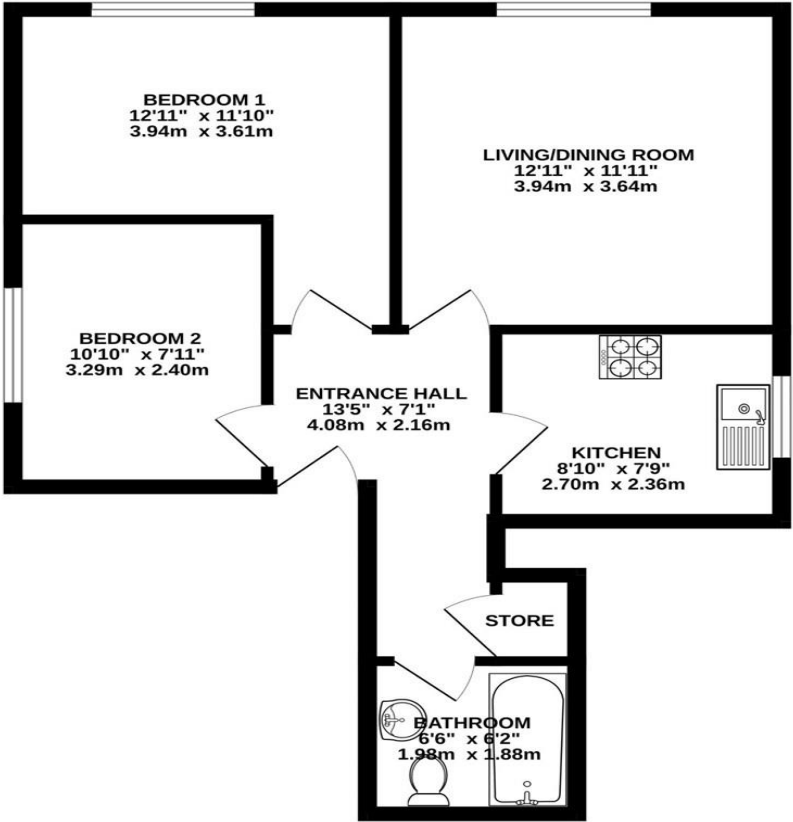
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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