



**GASCOIGNE
HALMAN**

Hill Street, Withington
£200,000.00

THE AREA'S LEADING ESTATE AGENCY



A light and airy second floor apartment located in a highly sought after purpose built apartment block. Offering a private balcony with views of Manchester City Centre and only moments away from an array of excellent transport links and local amenities. Benefiting from a stunning and modern open plan living/dining kitchen, two large double bedrooms and a contemporary three piece bathroom suite. Secure gated parking.

Property details

- A Well Presented and Spacious Second Floor Apartment
- Two Good Sized Double Bedrooms and a Three Piece Bathroom Suite
- Modern Open Plan Living/Dining Kitchen
- Private Balcony and Secure Gated Parking
- Close to Local Amenities and Excellent Transport Links
- Ideal for First Time Buyers and Investors Alike



About this property

Located in a sought-after residential area, this well-presented two-bedroom second floor flat offers bright and airy accommodation with the added benefit of a private balcony with views of Manchester City Centre.

The property features a spacious open-plan living and dining area, flooded with natural light and offering direct access to the balcony, creating a seamless indoor-outdoor feel. The open plan kitchen is well-equipped with ample storage and worktop space, ideal for everyday cooking and entertaining.

There are two generously sized double bedrooms, both well-proportioned and offering flexibility for guests, a home office, or additional storage. The modern bathroom is tastefully finished with contemporary fittings.

Additional features include secure entry. Residents also benefit from well-maintained communal areas and gated parking.

Conveniently situated close to local shops, transport links, and green spaces, this flat is ideal for first-time buyers, downsizers, or investors seeking a move-in-ready home in a popular location.





DIRECTIONS

M20 3HL

COUNCIL TAX BAND

B

TENURE

Leasehold

SERVICES (NOT TESTED)

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

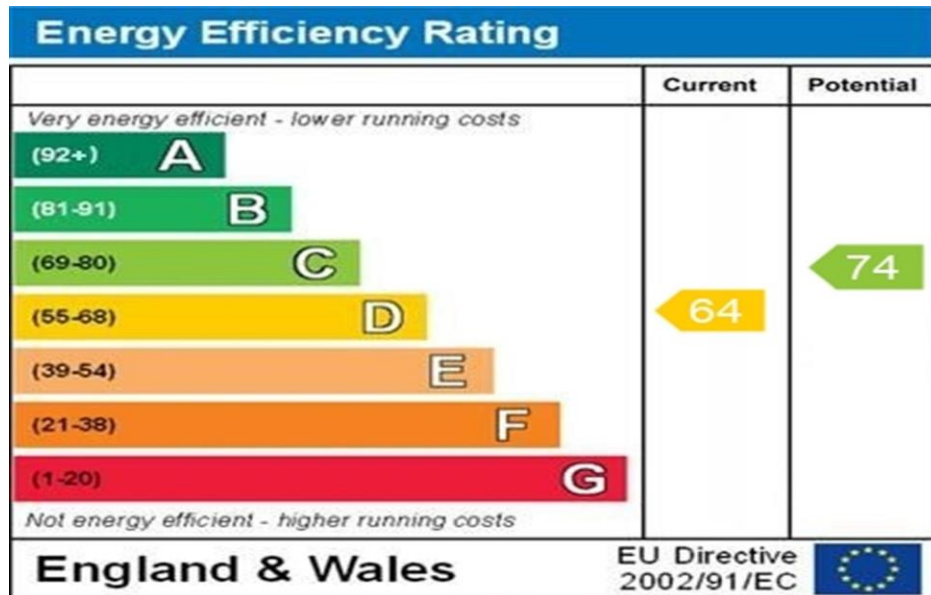
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Electric

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

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

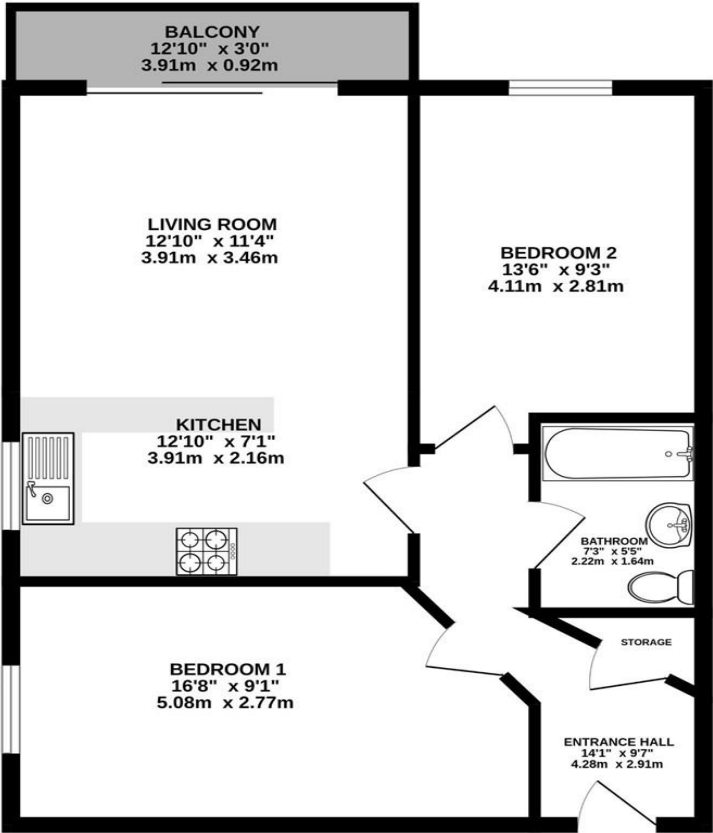
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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SECOND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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