



**GASCOIGNE
HALMAN**

Trafalgar Place, Palatine Road, Didsbury
£595,000.00

THE AREA'S LEADING ESTATE AGENCY



A beautifully presented modern townhouse boasting spacious and stylish accommodation over three floors internally and ideally located within strolling distance of West Didsbury and the famous Burton Road with its array of bars, restaurants and excellent transport links. Measuring an impressive 1372 SQFT and located within a highly sought after private gated community. The property also offers two allocated parking spaces.

Property details

- A Superb Modern Townhouse and Measuring an Impressive 1372 sq ft of Accommodation
- Boasting Stylish and Well-Presented Accommodation Over Three Floors
- Open Plan Living/Dining Area and a Modern Fitted Kitchen
- Four Good Sized Double Bedrooms and Two Stylish Bathrooms Including En-Suite to the Master
- Two Allocated Parking Spaces and an Attractive Landscaped West Facing Garden
- Close to Local Amenities, Excellent Schools and Fantastic Transport Links



About this property

We are delighted to introduce this superb modern townhouse boasting an impressive 1372 sq ft situated in a private gated community with well-presented and stylish décor throughout.

Internally the property comprises of welcoming entrance hallway with utility room and downstairs wc, impressive open-plan kitchen, large living dining room with French doors opening to the rear garden. The ground floor benefits from underfloor heating throughout.

To the first floor there are two double bedrooms with the master bedroom being large in size with a range of quality fitted wardrobes and a modern refitted en-suite shower room.

To the second floor there are two double bedrooms, a good-size family bathroom and study area.

Externally the property has two parking spaces whilst to the rear there is an attractive landscaped West facing garden.

Didsbury Village is a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Palatine Road or Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks.

Local schooling is excellent. Didsbury has several primary schools including Central Rd Primary School (Ofsted rated Outstanding). The property is close to the bus routes to the City Centre Independent Schools and within the catchment area of Parrs Wood High School.











DIRECTIONS

M20 3TF

COUNCIL TAX BAND

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TENURE

Freehold

SERVICES (NOT TESTED)

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

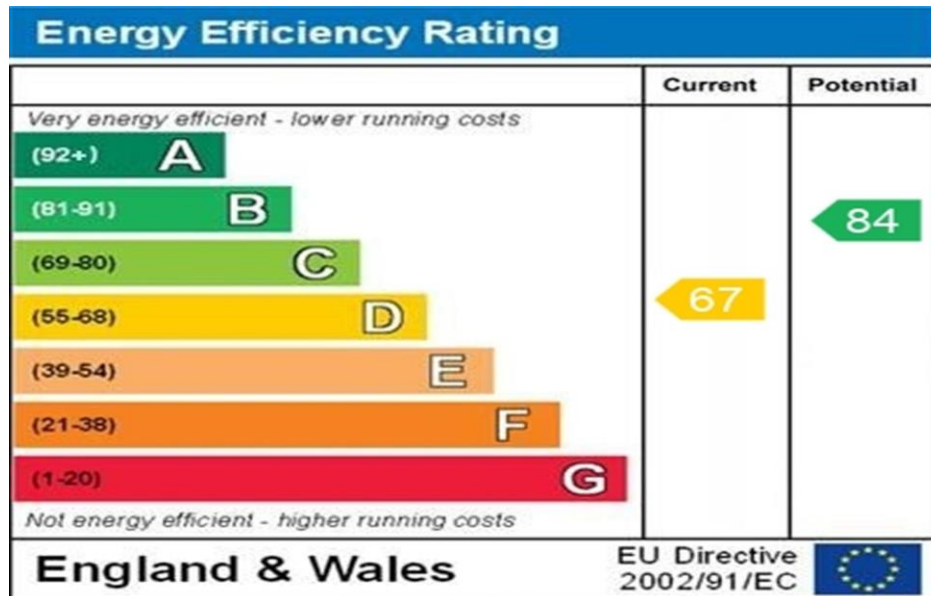
LOCAL AUTHORITY

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

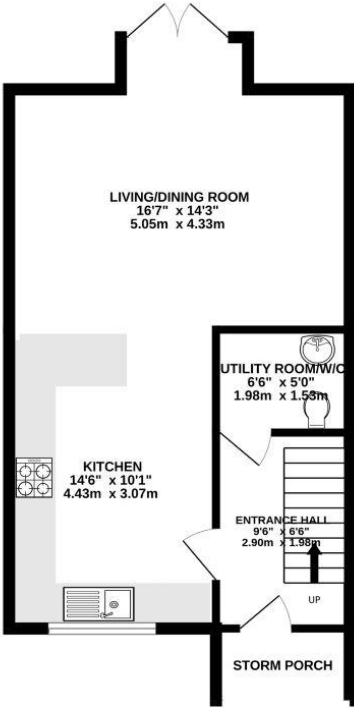
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

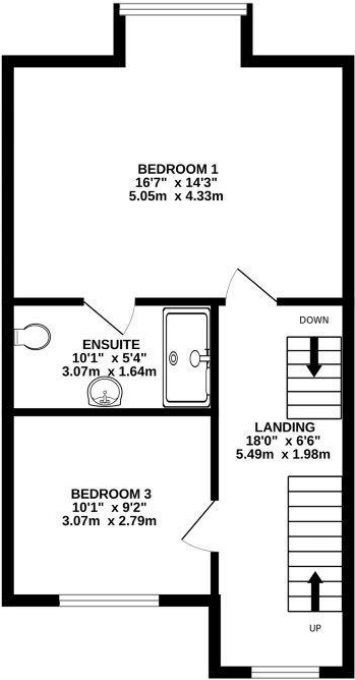
No

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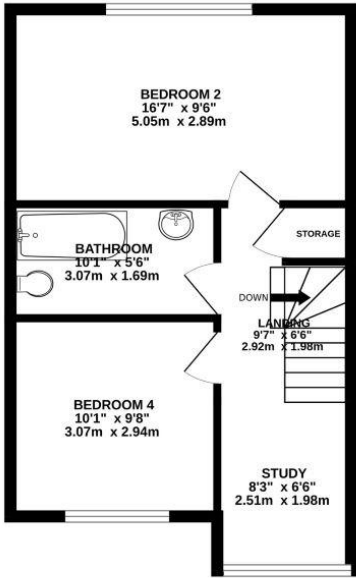
GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1372 sq.ft. (127.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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