



**GASCOIGNE
HALMAN**

Stonecroft, Parkfield Road South, Didsbury
£375,000.00

THE AREA'S LEADING ESTATE AGENCY



A rare opportunity to acquire a spectacular duplex apartment situated in Prime location on a highly sought after conservation area on an attractive tree lined road forming part of a period conversion. Full of character and boasting spacious accommodation measuring an impressive 970 sq ft over both floors. Beautifully maintained communal gardens, off road parking, the position enjoys a short stroll to both Didsbury and West Didsbury villages and offered to the market with No Vendor Chain.

Property details

- A Spectacular Duplex Apartment Situated Within a Sought after Conservation Area
- Entrance Hallway and a Generous Open Plan Living/Dining Area with Separate Kitchen
- Two Spacious Double Bedrooms, En Suite Shower Room and a Family Shower Room
- Utility Room/Office and Offered to the Market with No Vendor Chain
- Residents Parking and Beautifully Presented Communal Gardens
- Prime Location for Local Amenities, Reputable Schools and Major Transport Links



About this property

Internally the property comprises:- a welcoming entrance hallway, a stunning open plan bay fronted living/dining with a feature fireplace. A modern fitted kitchen which leads to a utility room/office. A large double bedroom with built wardrobes and access to a contemporary three piece bathroom suite. A further three piece shower room completes the ground floor.

To the lower ground floor there is a light and airy double bedroom.

The property comes with shared storage in the basement of the building for bikes, off-road resident parking, very low maintenance fees and beautifully presented communal garden.

The property also comes with the advantage of a chain free purchase.

There is easy access to Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and shopping facilities. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via the nearby West Didsbury metro station and frequent bus services routed along either Palatine Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within the catchment area of Parrswood High School.







DIRECTIONS

M20 6DA

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.

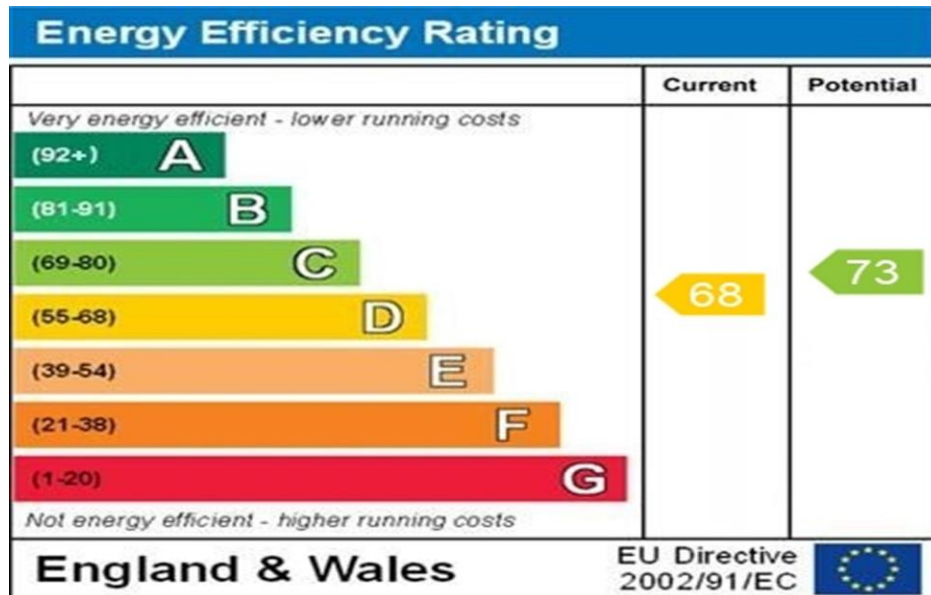
LOCAL AUTHORITY

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

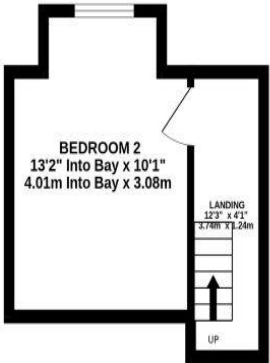
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

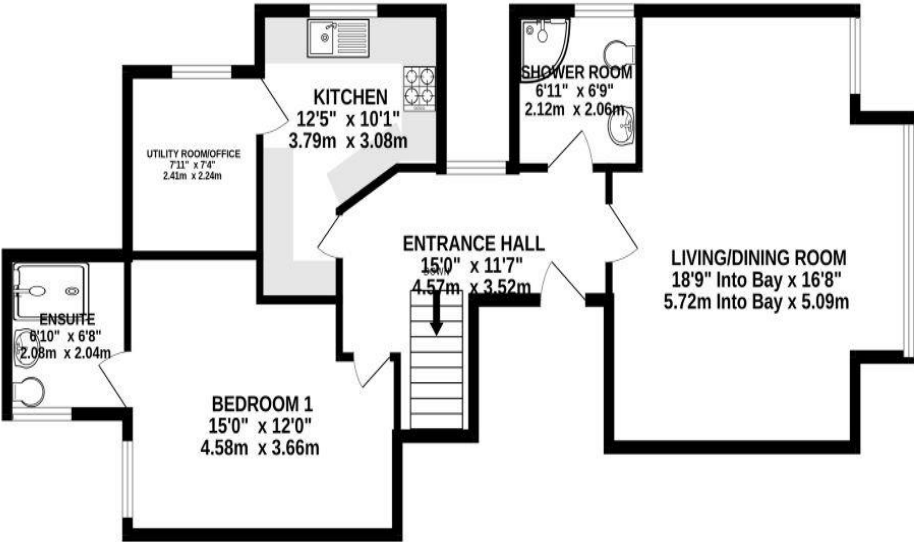
No

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BASEMENT
174 sq.ft. (16.1 sq.m.) approx.



GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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