



**GASCOIGNE
HALMAN**

Palatine Road, West Didsbury
£350,000.00

THE AREA'S LEADING ESTATE AGENCY



ATTENTION INVESTORS, to be sold with the tenants in situ and currently achieving a rental yield of 6.3%. Located in a fantastic position within strolling distance of both Didsbury and West Didsbury villages is this generous duplex apartment, forming part of a beautiful converted Victorian mansion house. Presented to a high standard throughout and boasting two private patios areas, two bathrooms, allocated parking as well as its own private entrance, this luxury apartment must be viewed to fully appreciate the accommodation on offer.

Property details

- To Be Sold with Tenants in Situ and Achieving a rental Yield of 6.3%
- Spectacular duplex apartment within a beautiful Victorian mansion house
- Superb open plan living/dining room with a modern fitted stylish kitchen
- Two double bedrooms, en-suite luxury bathroom and a modern shower room
- Dressing room, two private terraces, allocated resident parking and communal gardens
- Internal viewing highly recommended to appreciate the accommodation on offer.
- Close to local amenities and excellent transport links
- Offered with No Vendor Chain



About this property

This bright and spacious apartment is set within an impressive period conversion offering beautifully presented and well-balanced accommodation throughout. Benefitting from a fantastic location within walking distance to both Didsbury and West Didsbury villages with a wide range of shops, bars, restaurants and transport links.

The accommodation consists of a private entrance which provides access to the entrance hallway and stairs to both the ground and lower ground floors. To the raised ground floor there is a superb open plan living/dining kitchen with a large bay window and double patio doors leading to the large private outdoor terrace. To the lower ground floor there are two spacious double bedrooms and a separate modern shower room. The master bedroom has an en-suite bathroom, spacious walk-in wardrobe and double patio doors leading out to a large private decked area.

Externally there is ample resident parking, the property also offers well-kept communal gardens and the apartment boasts two private Southerly facing terraces to both the ground and lower ground floors.

Offered to the market with No Vendor Chain.

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 means of frequent bus services routed along either Kingsway (A34) 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 2GH

COUNCIL TAX BAND

E

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



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

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

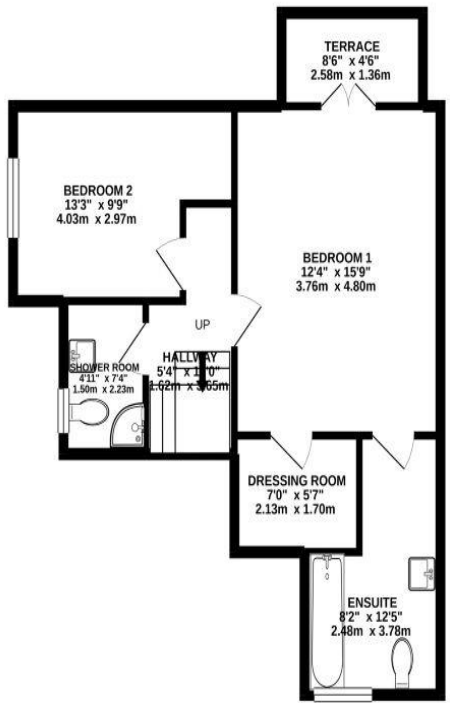
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

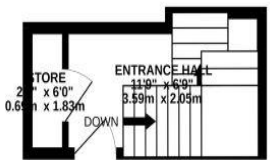
No

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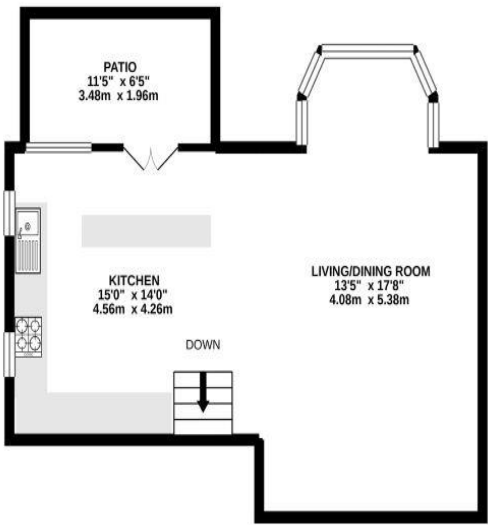
LOWER GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



GROUND FLOOR
88 sq.ft. (8.2 sq.m.) approx.



RAISED GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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