



**GASCOIGNE
HALMAN**

Lancaster Road, Didsbury
£315,000.00

THE AREA'S LEADING ESTATE AGENCY



Situated on one of Didsbury's most sought after tree-lined roads, this superb ground floor apartment offers excellent internal space with direct access and pleasant leafy views over the communal gardens and allocated resident parking. Located less than 10 minutes walk from both West Didsbury and Didsbury Metrolink stations, this apartment benefits from being close to both of Didsbury's social hubs and is at the heart of a wide range of restaurants, bars and shopping facilities. Offered to the market with no vendor chain.

Property details

- An Impressive and Well-Presented Ground Floor Apartment
- Located on One of Didsbury's Most Sought after Tree Lined Roads
- Two Good Sized Double Bedrooms, En Suite Shower Room and Three Piece Bathroom Suite
- Modern Fitted Kitchen and Large Living/Dining Room
- Direct access from the living room to the quiet and well-kept communal gardens
- Ample Resident Parking
- Offered to the Market with No Vendor Chain



About this property

We are pleased to introduce this impressive ground floor apartment, which is sure to be popular. Situated on Lancaster Road, one of Didsbury's prime locations, the apartment offers beautifully presented and spacious accommodation throughout.

The property internally comprises:- welcoming entrance hallway leading to two double bedrooms, with the primary bedroom boasting a contemporary en-suite shower room. There is a modern fitted kitchen. A good-size family bathroom and a large living/dining room with direct access and pleasant leafy views over the communal gardens completes the internal accommodation.

Externally, the property comes with ample resident parking and direct access from the living room to the well-maintained communal gardens.

This property enjoys a convenient and quiet location, moments from West Didsbury and only a short walk to Didsbury village, making it suitable for all wanting to be at the heart of M20. Offered to the market with No Vendor Chain.

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 Kingsway (A34) 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 Beaver 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 2TY

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.

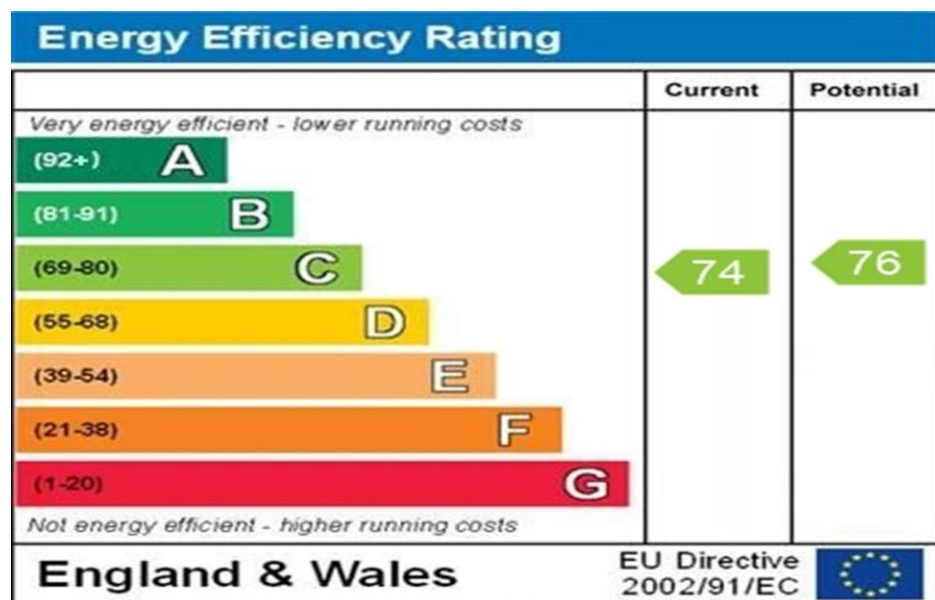
LOCAL AUTHORITY

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

Cable

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

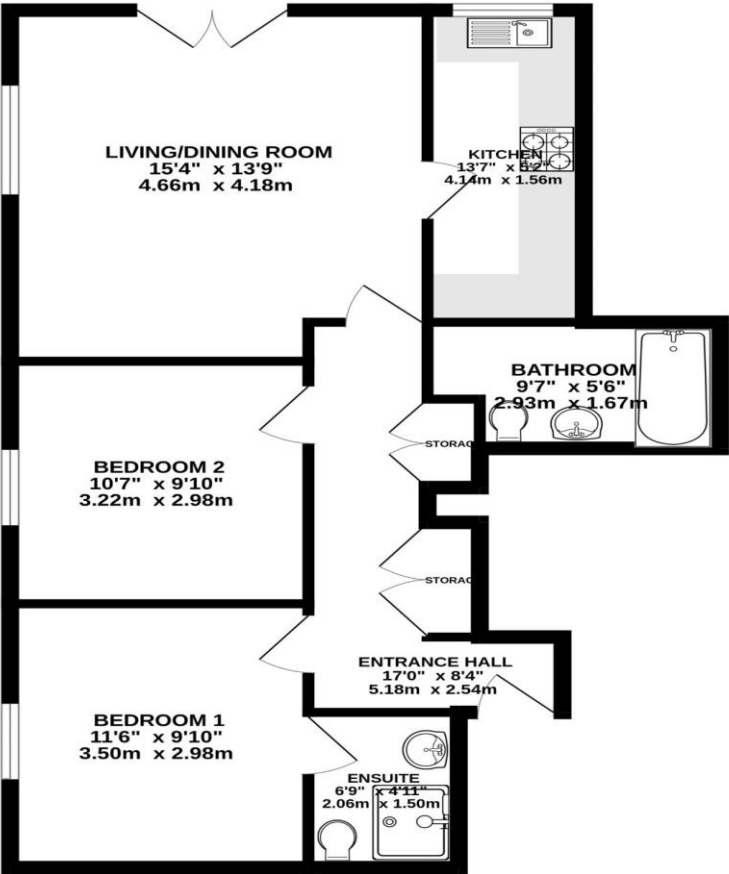
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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