



**GASCOIGNE  
HALMAN**

Whalley Road, Whalley Range  
**£185,000**

THE AREA'S LEADING ESTATE AGENCY







A superb and immaculately presented two double bedroom second floor apartment, located within a purpose built apartment block and boasting off and gated road resident parking, secure entrance and lift access to all floors. Having been refurbished and renovated recently by the current owners, this apartment is ideal for a wide range of buyers, such as first time buyers and investors alike and must be viewed to appreciate the stylish accommodation on offer. Situated in a highly convenient location and only moments from local amenities and excellent transport links.

## Property details

- A Stunning and Stylish Second Floor Apartment
- Recently Renovated and Offering Immaculate Accommodation Throughout
- Modern Fitted Kitchen and Light and Airy Living/Dining Room
- Two Good Sized Double Bedrooms, Stylish En-Suite Shower Room and Contemporary Bathroom Suite
- Off Road Resident Parking, Lift Access to All Floors and Secure Entry
- Conveniently Located Close to Local Amenities and Excellent Transport Links



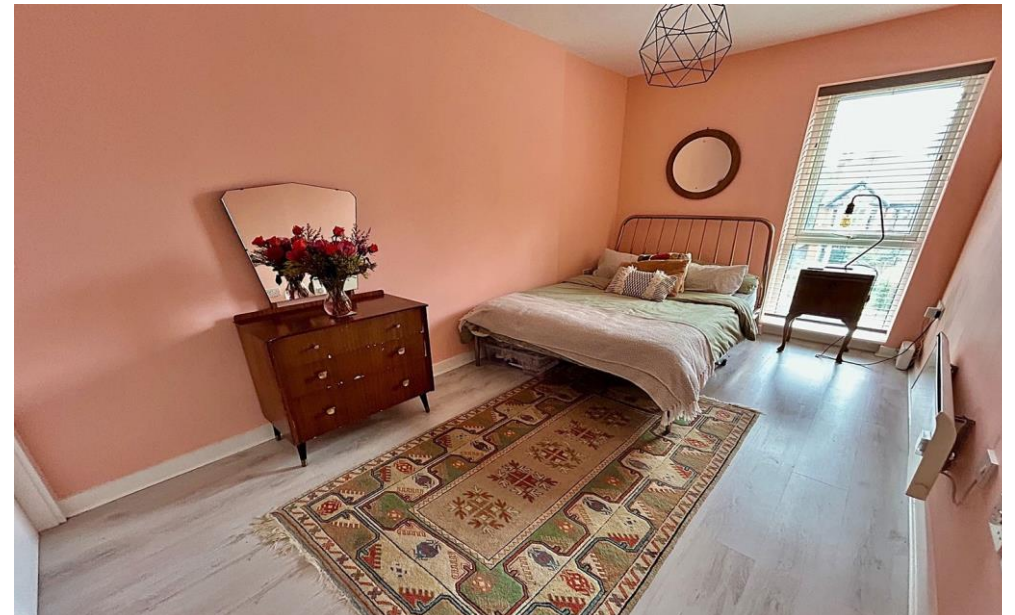


## About this property

Internally the property comprises: - welcoming entrance hallway with a useful and large storage cupboard. The property benefits from two good sized double bedrooms, with the primary bedroom boasting a recently refitted three-piece en-suite shower room. A further three-piece stylish bathroom serves the other bedroom. A stunning and modern kitchen complete with an array of integrated appliances overlooks the open plan light and airy living/dining room complete with access to a South Easterly facing balcony.

The property offers off road resident parking, communal ground, lift access to all floors and secure entry.

Whalley Range is just 2 miles south of the city centre so is popular with commuters and those looking to live closer to the vibrant City Centre whilst being closer to Chorlton's array of bars and restaurants. Public transport is excellent with buses every few minutes to the vibrant city centre. The recently extended Metrolink tramline is proving to be very popular.











## DIRECTIONS

M16 8AB

## 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

## PRIMARY SOURCE OF HEATING

Ask Agent

## PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

## PRIMARY SOURCE OF ELECTRICITY

Ask Agent

## PRIMARY SOURCE OF WATER

Ask Agent

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

## SOURCES OF FLOODING

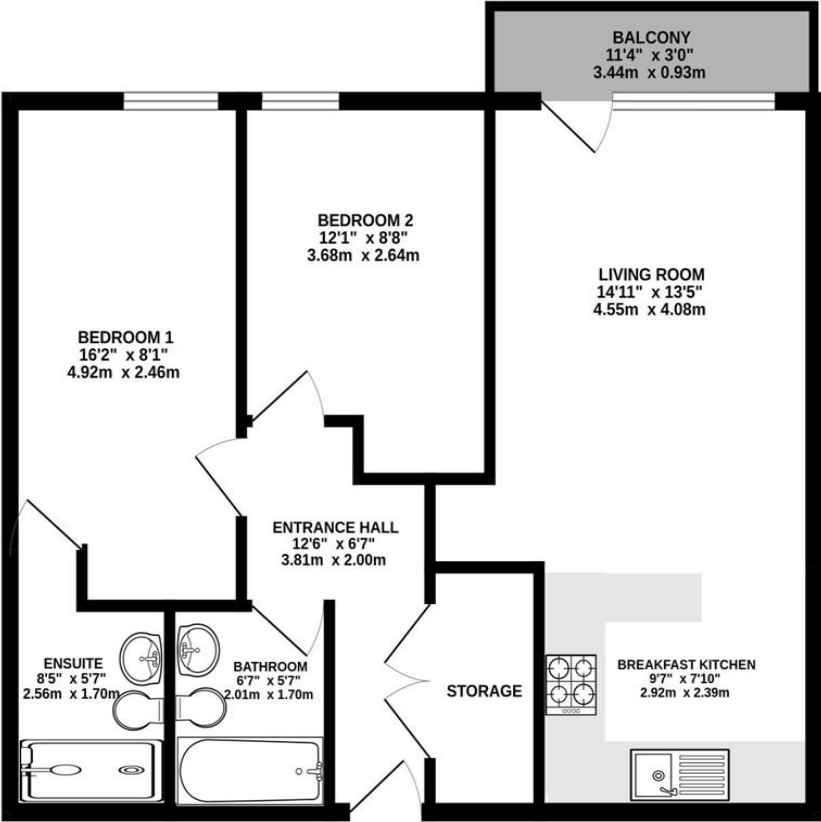
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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SECOND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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