



**GASCOIGNE
HALMAN**

The Fairfax, 611a Wilmslow Road, Didsbury
£400,000.00

THE AREA'S LEADING ESTATE AGENCY



A stylish and spacious apartment, occupying a third floor position. Set beside 'Binswood Hall', located within walking distance of both Didsbury village and the ever popular Burton Road with their excellent transport links, bars and restaurants. The property boasts well-presented accommodation and measures a highly impressive 751 SQ FT. Boasting modern day living with floor to ceiling windows, bi-fold doors, underfloor heating and high quality fixtures and fittings throughout. Offered to the market with No Vendor Chain.

Property details

- An Impressive and Contemporary Modern Third Floor Apartment
- Located in the Attractive Binswood Hall Development and Within Walking Distance to Both Didsbury and West Didsbury Villages
- Two Large Double Bedrooms, Stylish En-Suite Shower Room and Family Bathroom
- Spectacular Open Plan Living/Dining Kitchen
- Secure Gated Entry, Lift Access to All Floors and a Private Balcony
- Offered to the Market With No Vendor Chain



About this property

Internally the property comprises: entrance hallway with a useful storage cupboard. The principal bedroom is particularly large in size and boasts a stylish three piece en-suite shower room and access to the private balcony. Bedroom two is a good sized double and provides further access to the balcony. A contemporary three piece bathroom suite serves bedroom two.

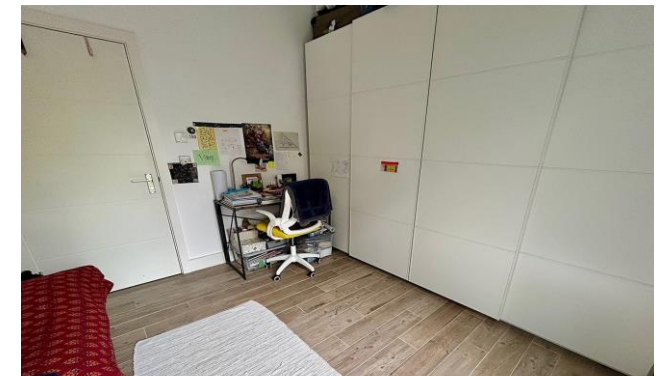
To the end of the hallway you are greeted by a stunning and modern open plan kitchen, dining living room with floor to ceiling bi-folding doors, underfloor heating and a lovely fitted kitchen with an array of integrated appliances.

Externally the property is set within the attractive Binswood Hall development with secure gated entry and allocated parking. The property also comes with lift access to all floors and a private balcony.

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 6DR

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.

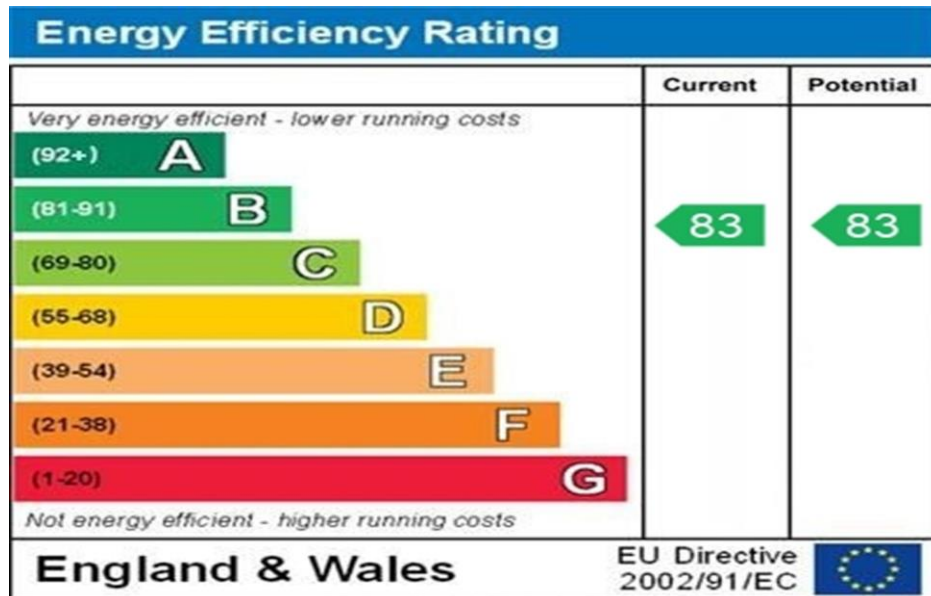
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Underfloor Heating

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

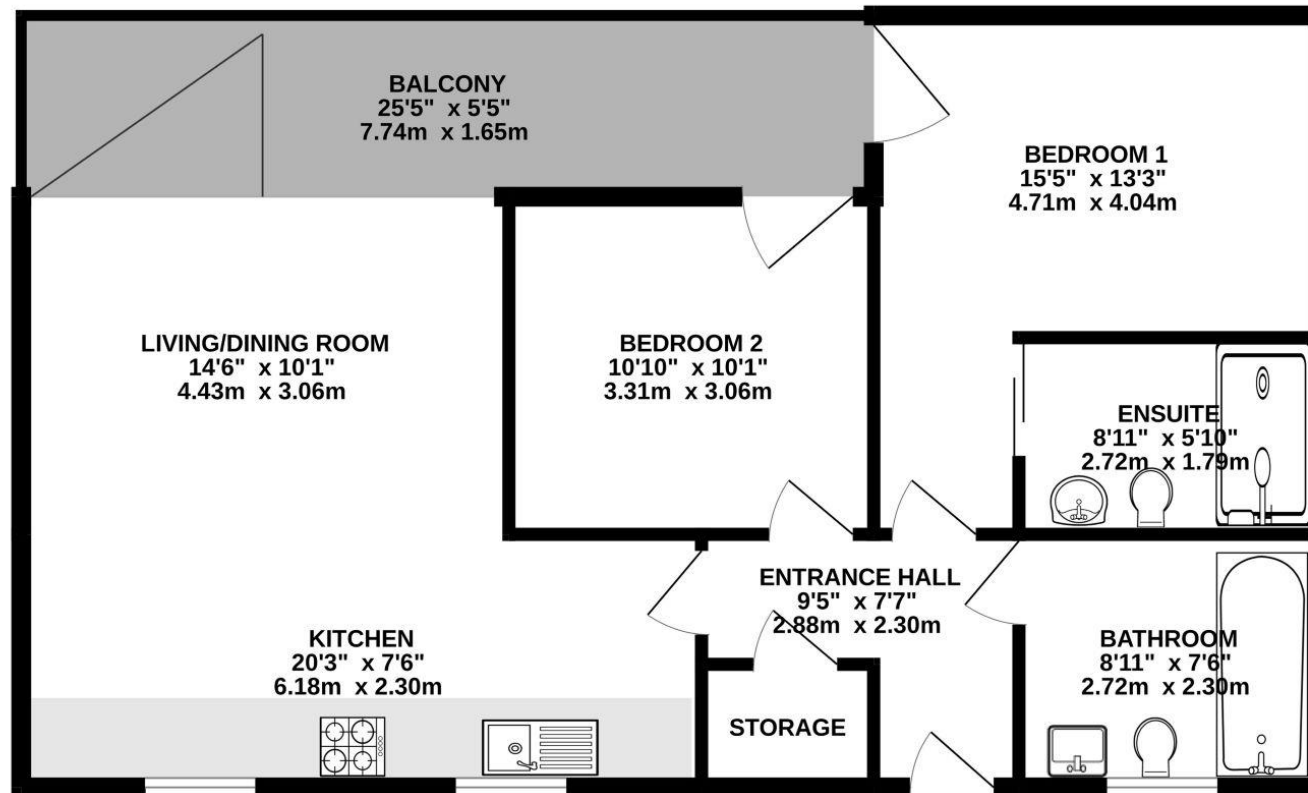
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.

THIRD FLOOR 751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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